



**Kaysville City Planning Commission
Meeting Notice and Agenda**

The Kaysville City Planning Commission will hold a regular meeting on June 22, 2023, at 7:00 PM in the Council Chambers of the Kaysville City Municipal Building located at 23 East Center Street.. The public is encouraged to attend in person or may view the meeting online via www.Kaysvillelive.com.

1. Opening
2. Approval of the minutes from the May 25, 2023 Planning Commission Meeting
3. Final Plat Subdivision Approval for Carling Subdivision located at 97 East Crestwood Road
4. Public Hearing for a text amendment to Title 17 Chapter 24 Farm Animals
5. Public Hearing for a text amendment to Title 17 Chapter 33 Sign Regulations
6. Call to the Public
7. Other matters that properly come before the Planning Commission
 - a. Reports
 - b. Correspondence
 - c. Calendar
8. Adjournment

On a Notice of Meeting was posted in accordance with Utah State Code Section 52-4-202 (3).

Mindi Edstrom
Community Development Department

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Dan Jessop, Zoning Administrator
Date: June 1, 2023

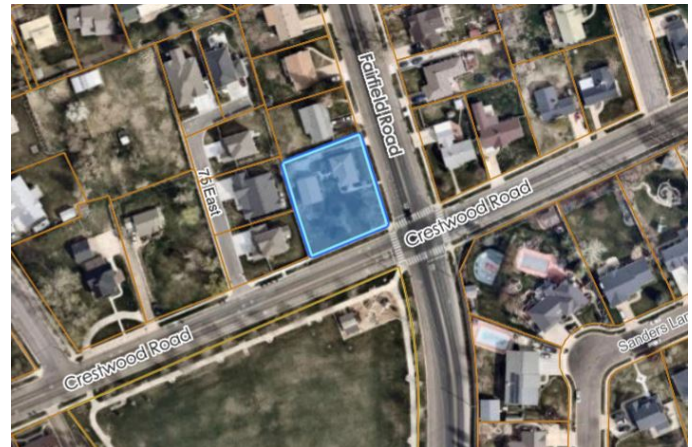
Agenda Item #3: Final Plat for the Carling Subdivision located at 97 East Crestwood Road

Meeting Date	June 22, 2023
Application Type	Final Plat for Subdivision
Applicant Owner	Brian Carling
Address Parcel ID Number	97 East Crestwood Road 11-101-0007
Zoning	R-1-6
Lot Size	.34 Acres 14,810 square feet
Current Use	Single family R-1-8
Number of Lots	2
Lot Sizes	7,144 to 7,608 square feet

1. BACKGROUND

Bryan Carling was here a while ago and was granted an R-1-6 rezone on the subject property by City Council. Then went to Council and got approval for his Preliminary Plat. Mr. Carling has now submitted a Final Plat for a two-lot subdivision, which meets the frontage, and square footage for the R-1-6 zone.

Mr. Carling's submitted Construction Drawings, Final Plat and application giving details regarding the anticipated subdivision of the property which is .34 acres. Our City Engineer has approved and has accepted construction as shown on plans.



2. SUMMARY

The subdivision consists of two total lots facing the public street on approximately 399 North Fairfield Road. Lot 1 would be a new 7,144 square foot building lot for single-family home

construction. Lot 2 would be a 7,608 square foot for the existing home (which will remain). The existing property has a detached structure on it which will need to be reduced in size to meet setbacks for the subdivision.

A sign was not needed to be placed.

3. RECOMMENDATION

The proposed subdivision is consistent with the anticipated development of the R-1-6 zone. It is in compliance with applicable zoning districts, and proposes a new desirable building lot.

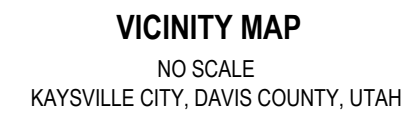
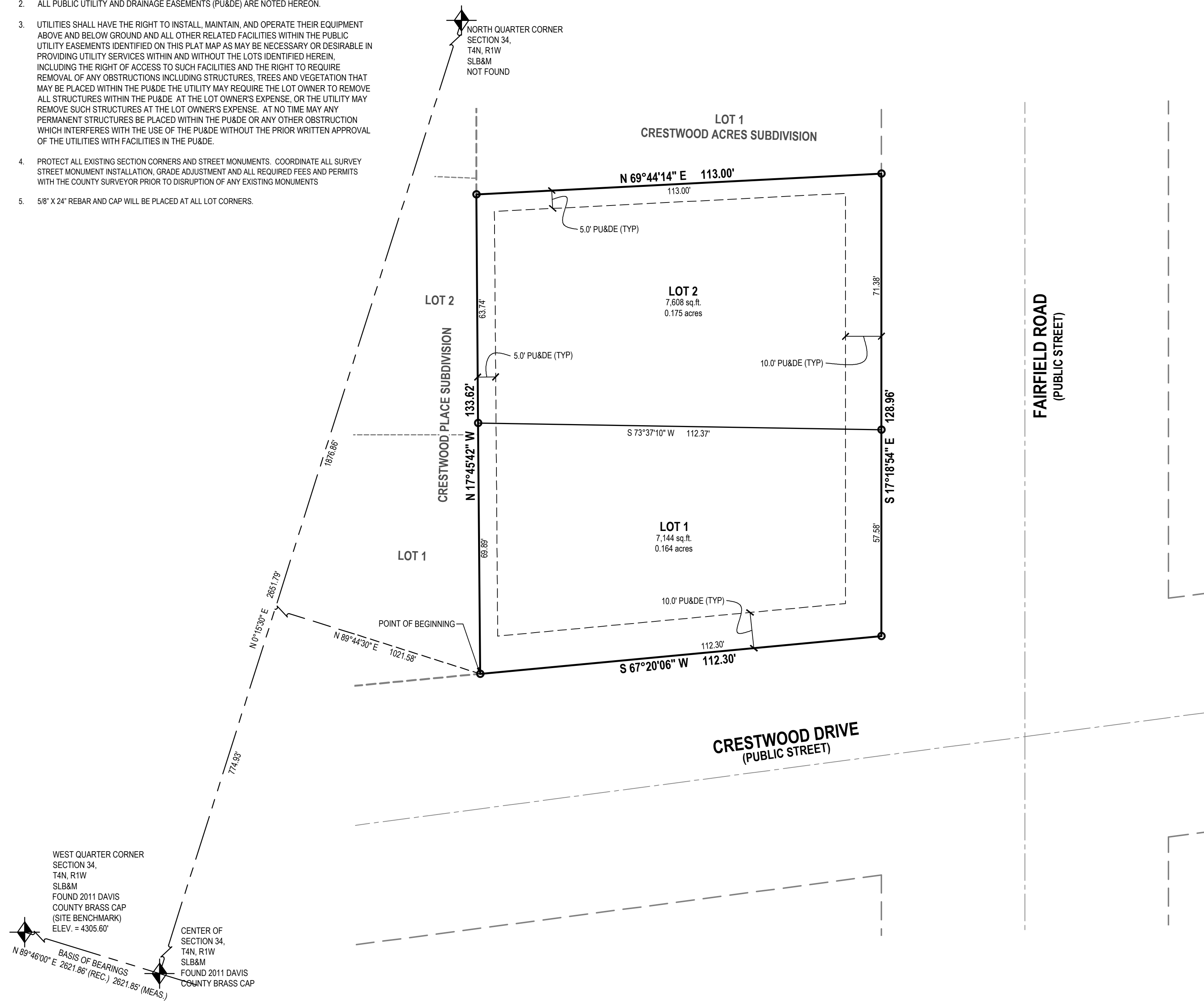
Staff is recommending that the Planning Commission approval to for proposed final plat for Subdivision with the following conditions.

- A. The detached garage be modified to meet setback requirements. All lot improvements and utility service stubs installed before plat is recorded.

Attachments: Final Plat documents

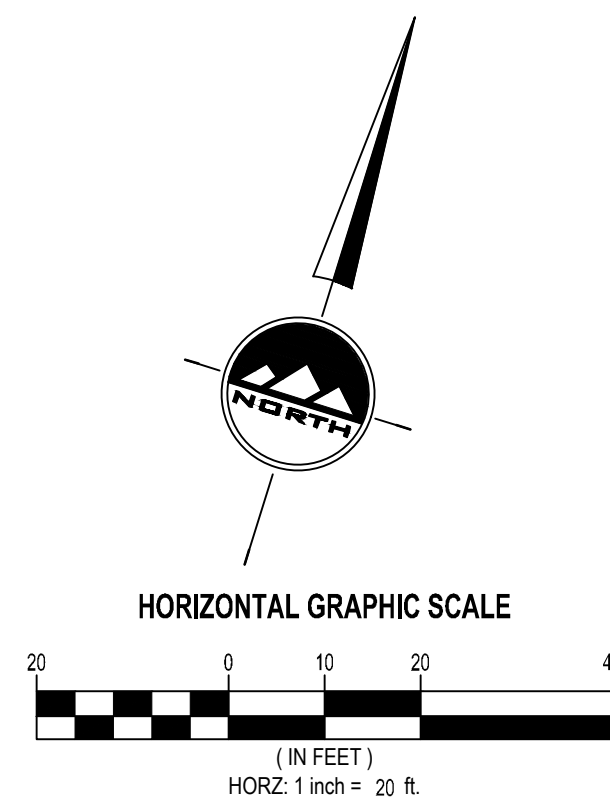
LOCATED IN THE NORTHEAST QUARTER
OF SECTION 34
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH
MARCH 2023

1. PROPERTY IS ZONED R-1.6.
 - A. FRONT YARD SETBACK IS 25'
 - B. REAR YARD SETBACK IS 15'
 - C. SIDE YARD SETBACK IS 5'0"
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE NOTED HEREON.
3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE UTILITY MAP REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
4. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS
5. 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL LOT CORNERS.



The diagram illustrates various survey symbols and their meanings:

- SECTION CORNER**: Represented by a four-pointed star symbol.
- EXISTING STREET MONUMENT**: Represented by a small square symbol.
- PROPOSED STREET MONUMENT**: Represented by a circle with a dot in the center.
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."**: Represented by a circle containing the text "ENSGN ENG. & LAND SURV."
- PURDUE=PUBLIC UTILITY & DRAINAGE EASEMENT**: Represented by a circle with a dot in the center, labeled "PURDUE".
- EASEMENTS**: Represented by a dashed line.
- CENTERLINE OF ROAD**: Represented by a long dashed line.
- EXISTING RIGHT-OF-WAY**: Represented by a solid line.



DEVELOPER
BRYAN CARLING
1623 HAIGHT CREEK DRIVE
KAYSVILLE, UTAH 84037
801-815-8824

I, TRENT WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

A parcel of land, situate in the Northeast Quarter of Section 34, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Kaysville City, Davis County, Utah. Being more particularly described as follows:

Beginning at the Southeast corner of Lot 1, Crestwood Place Subdivision said point being North 00°15'30" East 774.93 feet along the section line and North 89°44'30" East 1021.58 feet from the Center Corner of said Section 34 and running thence:

North 17°45'42" West 133.62 feet along the Easterly line of Crestwood Place Subdivision to the Southwest corner of Lot 1, Crestwood Acres Subdivision;

thence North 69°44'14" East 113.00 feet along the Southerly line of Crestwood Acres Subdivision to the West right-of-way line of Fairfield Road;

thence South 17°18'54" East 128.96 feet along the West right-of-way line of Fairfield Road to the intersection of the right-of-way lines of Fairfield Road and Cranston Drive;

thence South 69°20'06" West 112.30 feet to the Point of Beginning.

Contains: 17,752 square feet or 0.339 acres.

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility and drainage easements with no buildings or structures being erected within such easements.

In witness whereof We(I) have hereto set our hands(s) this _____ day of _____ A.D., 20____.

By: _____

STATE OF UTAH J.S.S.

On the _____ day of _____ A.D., 20_____,
personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of
Utah, who after being duly sworn, acknowledged to me that He/She is the _____
of _____ a Limited
Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for
the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

_____, RESIDING IN _____ COUNTY.
NOTARY PUBLIC

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 34
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20_____.
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER



APPROVED THIS _____ DAY OF _____, 20____
BY THE KAYSVILLE CITY ATTORNEY _____

KAYSVILLE CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 20____,
BY THE CITY PLANNING COMMISSION APPROVAL _____

CHAIRMAN, KAYSVILLE CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____,
BY THE KAYSVILLE CITY ENGINEER _____

KAYSVILLE CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE KAYSVILLE CITY COUNCIL

CITY RECORDER CITY MAYOR

PROJECT NUMBER : 11964

MANAGER : T.WILLIAMS

CHECKED BY: J. WILLIAMS

DATE : 12/19/22

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission

From: Dan Jessop, Zoning Administrator

Date: June 5, 2023

Agenda Item: Public Hearing to consider approval a new text amendment to Kaysville 17-24-2 Farm Animals

Meeting Date	June 22, 2023
Application Type	Ordinance Text Amendment
Applicant	Marissa Loertscher
Chapter Title Section	Title 17-24-2 Farm Animals - Animal Allowance

1. BACKGROUND

Marissa submitted a Title 17 Planning and Zoning/Land Use Code Text Amendment application on May 26th, 2023 requesting we include the animal provision text amendment to include chickens, ducks, and similar small animals to be allowed in the new R-1-6 zone and on Twin-home parcels. We were given a substantial amount of research the resident had gathered that justified the request (attached below). Staff also researched the information on the internet provided by Urban Chicken experts and found that these numbers provided are well within the parameters of happy and healthy chickens.

On June 13, 2023 staff met with the applicant and her husband to discuss the text amendments proposed. We agreed that the 700 feet proposed per small animal meets all her research and mine and should provide for happy animals and happy neighbors. The point system suggested by the applicant was considered, however, it was decided to be more complicated than calculating from the square footage. Applicant was okay with decision.

Existing ordinance was before R-1-6 zone amendment. The city has had many request for twin home lots for allowing chickens. They are not allowed now because of the 8,000 minimum square footage requirement. Title 17-28 Twin Home Duplex Conversion states the lot area shall be not less than four thousand (4,000) square feet for any dwelling unit, or one-half of the zone requirement, whichever is the greater.

Staff has looked at potential complaints from neighbors. I researched and found that a happy bird needs only 13 to 15 square feet to run and 3 square feet to couple. I feel a 10x12 foot run would not impact any neighbors negatively and would accommodate 8 to 9 birds. Planning

Commission may have other concerns that applicant or staff may answer. Our ordinance states coops must be 15' from homes or adjacent neighbor detached buildings.

2. PUBLIC NOTICING AND PUBLIC COMMENT

A Public Hearing Noticed was posted on June 9, 2023. To date, no comments have been received.

3. RECOMMENDATION

Based on the findings below, staff recommends the Planning Commission send a recommendation of approval to the City Council to the Text amendments to 17-24-2 as provided in the attached draft ordinance.

- a) Staff and applicant analysis finds that smaller lots are conducive to happy and healthy fowl.
- b) After General Plan Review we found nothing that was contradictive to the proposed text amendments.
- c) Other findings the Planning Commission may want to add.

Attachments:

1. Draft Ordinance 17-24-2
2. Farm animal change proposal from applicant

Chapter 24 Farm Animals

17-24-1				Purpose
17-24-2		Animal		Allowance
17-24-3	Yard	And	Structure	Regulations
17-24-4		Other		Requirements

17-24-1 Purpose

This chapter establishes the standards by which farm animals may be kept within Kaysville City in a manner that will protect the public health and minimize the potential for nuisance.

17-24-2 Animal Allowance

Rooster chickens are not permitted in R-T, R-1, R-D, R-2, R-4 and R-M zones. The minimum residential lot size for the keeping of farm animals within any zone district shall be ~~4,000~~~~8,000~~-square feet. The kind and number of animals that may be kept on a lot in any zone district (not including suckling offspring) is as follows:

Animals	Minimum Lot Size In Square Feet	Lot Area In Square Feet Required For Each Animal
Fowl, rabbits or similar animals	4,000	700
	8,000	700 1,600
	14,000	700 1,400
	20,000	700 800
	21,780	435
Sheep, goats, llamas or similar Animals	20,000	10,000
	21,780	5,445
Horses, cattle or similar animals	21,780	10,890
Swine, including pot belly pigs	43,560	43,560

17-24-3 Yard And Structure Regulations

1. Structures for the care and keeping of fowl, rabbits or similar animals may be permitted in all districts where fowl, rabbits or similar animals are permitted, provided that all such structures are located at least fifteen feet (15') from all buildings on adjacent lots predominantly used or occupied by humans. Other structures for the care and keeping of farm animals except swine, may be permitted in all districts where farm animals are permitted, provided that all such structures are located at least fifty feet (50') from all buildings on adjacent lots predominantly used or occupied

by humans. Structures for the care and keeping of swine shall be located at least two hundred feet (200') from all buildings on adjacent lots predominantly used or occupied by humans.

2. Applicant shall show that odor, dust, noise, or drainage will be so controlled as to not constitute a nuisance or hazard to adjoining property or uses.
3. Farm animals must be kept within an enclosed area or structure sufficient to contain the animals on site.

17-24-4 Other Requirements

In zoning districts where farm animals are allowed as a conditional use, the provisions of this chapter shall be the minimum requirements. The Planning Commission may add additional conditions as provided in [KCC 17-30](#).

Hello Kaysville City Officials. We have three attachments for our Farm Animal 17-24 update proposal. Thank you!

Contents:

[Attachment 1 – Cover Letter](#)

[Attachment 2 – Proposed update with sources](#)

[Attachment 3 – Email question and answer from Council member Hunt](#)

May 2023

ATTN: Kaysville City Community Development, Kaysville City Building Department, and
Kaysville City Council

23 E Center Street
Kaysville, UT 84037

Subject: Kaysville Farm Animal Ordinance Update Proposal Letter

Hello Kaysville City Officials,

Quincy and Marissa Loertscher (hereinafter referred to as “we”) reside at [REDACTED]
[REDACTED], zoned R-1-8. We are proposing the attached text updates to Kaysville Farm Animal
Ordinance Title 17-24-2.

Why:

- We would like to adopt the dumped domestic/pet ducks at the local Kaysville Ponds.
 - Domestic waterfowl (ducks) are and have been dumped at local ponds. These animals do not survive in the wild as they are domestic. It is cruel to dump these animals and is unlawful per City Code 15-7-1 Cruelty to Animals.
 - At the local Kaysville Ponds there are currently 7 dumped domestic ducks. If they are not rescued they will most likely be killed by predators, the elements, or eventually starvation. We have been in contact with regional duck rescues but they are currently at capacity.
 - Additionally, rescuing these 7 dumped domestic ducks will ensure that no more domestics are born at the Kaysville Ponds, so that the pond will remain clear for wildlife and intended purposes.
- Approving the **attached proposed updates** to the Kaysville City Farm Animal ordinance 17-24 (or alterations of the proposed updates) will allow for more Kaysville citizens to help rescue dumped pets while maintaining the city’s standards for residences.

We are happy to comply with an on-site plan review if needed. Additionally, we are available to meet to discuss this request further as well as any alterations to the proposed ordinance update that would make it more in line with what the city desires.

Thank you for your time and consideration.

Sincerely,
Marissa & Quincy Loertscher

[REDACTED]

Proposed text updates to Kaysville City Code Title 17 Chapter 24 Farm Animals

(removals in red, additions in green)

17-24-1 Purpose

This chapter establishes the standards by which farm animals may be kept within Kaysville City in a manner that will protect the public health and minimize the potential for nuisance.

17-24-2 Animal Allowance

Rooster chickens are not permitted in R-T, R-1, R-D, R-2, R-4 and R-M zones. The minimum residential lot size for the keeping of farm animals within any zone district shall be ~~8,000~~ 5,000^{1,7} square feet. The kind and number of animals that may be kept on a lot in any zone district (not including suckling offspring) is as follows:

Table 17-24-2-1: Animal Point Allocation by Lot Size²

Lot Size	Animal Points Allocated
5,000 – 7,999 sq ft	10
8,000 – 19,999 sq ft	25
20,000+ sq ft	50 +1 each additional 500 sq ft

Table 17-24-2-2: Animal Types³

Type of Animal	Number of Animal Points	Lot Size Requirements
Small fowl (hens, ducks), rabbits, or similar animals	1 point each	Minimum 5,000 sq ft
Large fowl (turkeys, peacocks) or similar animals	2 points each	Minimum 5,000 sq ft
Sheep, goats, llamas, or similar animals	10 points each	Minimum 20,000 sq ft
Horses, cattle, or similar animals	20 points each	Minimum 20,000 sq ft
Swine, including pot belly pigs	90 points each	Minimum 40,000 sq ft

Animals	Minimum Lot Size In Square Feet	Lot Area In Square Feet Required For Each Animal
Fowl, rabbits or similar animals	8,000	1,600
	14,000	1,400
	20,000	800
	21,780	435
Sheep, goats, llamas or similar Animals	20,000	10,000
	21,780	5,445
Horses, cattle or similar animals	21,780	10,890
Swine, including pot belly pigs	43,560	43,560

17-24-3 Yard And Structure Regulations

- 1) Structures for the care and keeping of farm animals may be permitted in all districts where farm animals are permitted, provided that all such structures are compliant with the following:

Table 17-24-3-1: Farm Animal Structure Regulations⁴

Farm Animal Category	Required minimum distance of structure from all buildings on adjacent lots predominantly used or occupied by humans	Required minimum distance of structure from any property line ⁵
Small fowl, large fowl, rabbits, or similar animals*	Twenty feet (20')	Five feet (5')
Sheep, goats, llamas, horses, cattle, or similar animals	Fifty feet (50')	Ten feet (10')
Swine, including pot belly pigs	Two hundred feet (200')	Thirty feet (30')

*coops/hutches for small animals shall meet a minimum of 2 square feet of floor space per animal.⁶

~~Structures for the care and keeping of fowl, rabbits or similar animals may be permitted in all districts where fowl, rabbits or similar animals are permitted, provided that all such structures are located at least fifteen feet (15') from all buildings on adjacent lots predominantly used or occupied by humans. Other structures for the care and keeping of farm animals except swine, may be permitted in all districts where farm animals are permitted, provided that all such structures are located at least fifty feet (50') from all buildings on adjacent lots predominantly used or occupied by humans. Structures for the care and keeping of swine shall be located at least two hundred feet (200') from all buildings on adjacent lots predominantly used or occupied by humans.~~

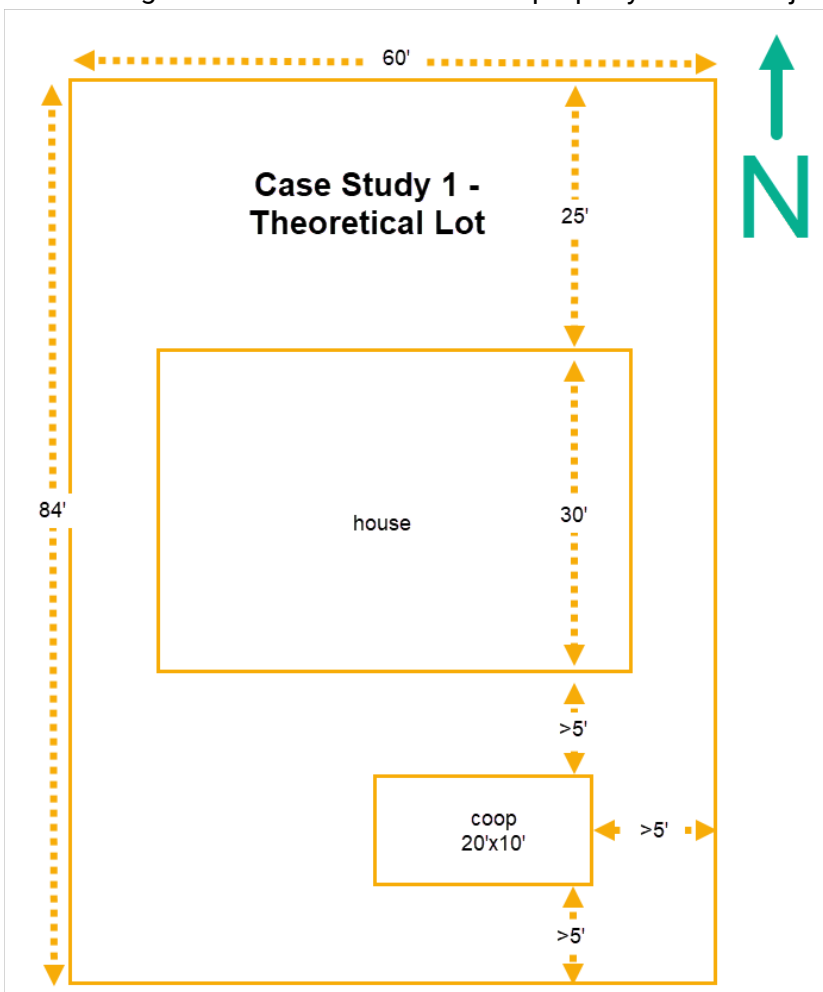
- 2) Applicant shall show that odor, dust, noise, or drainage will be so controlled as to not constitute a nuisance or hazard to adjoining property or uses.
- 3) Farm animals must be kept within an enclosed area or structure sufficient to contain the animals on site.

17-24-4 Other Requirements

In zoning districts where farm animals are allowed as a conditional use, the provisions of this chapter shall be the minimum requirements. The Planning Commission may add additional conditions as provided in KCC 17-30.

Endnotes (rationales and sources):

1. Rationale and example for reducing minimum lot size to 5,000 square feet while still meeting current code requirements for lot size. Case Study 1 (theoretical lot) calculations for lot size:
 - 1.1. Front yard 1500 sq ft
 - 1.1.1. 60 ft minimum width for R-1-8 lots (ref. 17-12-6 2) multiplied by minimum front yard of 25 ft (ref. 17-12-6 3) equals 1500 square feet of lot space.
 - 1.2. House layout of 1320 sq ft
 - 1.2.1. 60 ft minimum width for lots R-1-8 (ref. 17-12-6 2), subtract 16 ft total side yard width (ref. 17-12-6 4) for an approximately 44 ft wide house, with 30 ft depth (increased from Case Study 2 (ref. endnote 7) size of 24 ft depth to apply to more cases) takes approximately 1320 square feet of lot space.
 - 1.3. Backyard is 5000-1500-1320-side yards = 1740 square feet.
 - 1.3.1. One coop with maximum number of small animals (10) for this lot size with 20 square feet of space per animal (largely increased from minimum requirement of 6 square feet floor space per animal if not allowed outside of coop/run (ref. endnote 6.1.2) will be 200 square feet (200 square feet chosen to show maximum size of building/shed/coop before a permit is required (ref 17-31-2)).
 - 1.4. **Conclusion:** This allows a 200 square foot coop to comfortably fit in a 1740 square foot space while still meeting the minimum distance from property line and adjoining property buildings.



2. Animal Point Allocation allows for flexibility in types and quantity of farm animals while still maintaining regulations.
 - 2.1. North Salt Lake Domestic Farm Animal code utilizes an animal point allocation system (<https://www.nslcity.org/398/Domestic-Farm-Animals>).
3. Proposed update for 17-24-2 for Animal Points is based on:
 - 3.1. North Salt Lake Domestic Farm Animal code (reference above link)
 - 3.2. Existing Kaysville City Code (17-24-2 table) to allow for approximately the same number of types of farm animals per lot size.

Comparison of farm animals allowed by lot size - Existing vs Proposed Code

Lot size (sq ft):	Existing Kaysville Code					Proposed Code		
	8,000-13,999	14,000 - 19,999	20,000 - 21,779	21,780 - 43,559	43,560 +	5,000 - 7,999	8,000 - 19,999	20,000+
Fowl, rabbits or similar animals	5	10	25	50	Not shown	10	25	50 +
[Large fowl, new proposed category]	-	-	-	-	-	5	12	25 +
Sheep, goats, llamas or similar animals	Not allowed	Not allowed	2	4	Not shown	Not allowed	Not allowed	5 +
Horses, cattle or similar animals	Not allowed	Not allowed	Not allowed	2	Not shown	Not allowed	Not allowed	2 +
Swine, including pot belly pigs	Not allowed	Not allowed	Not allowed	Not allowed	1	Not allowed	Not allowed	1* req. min. lot size 40,000 sq ft

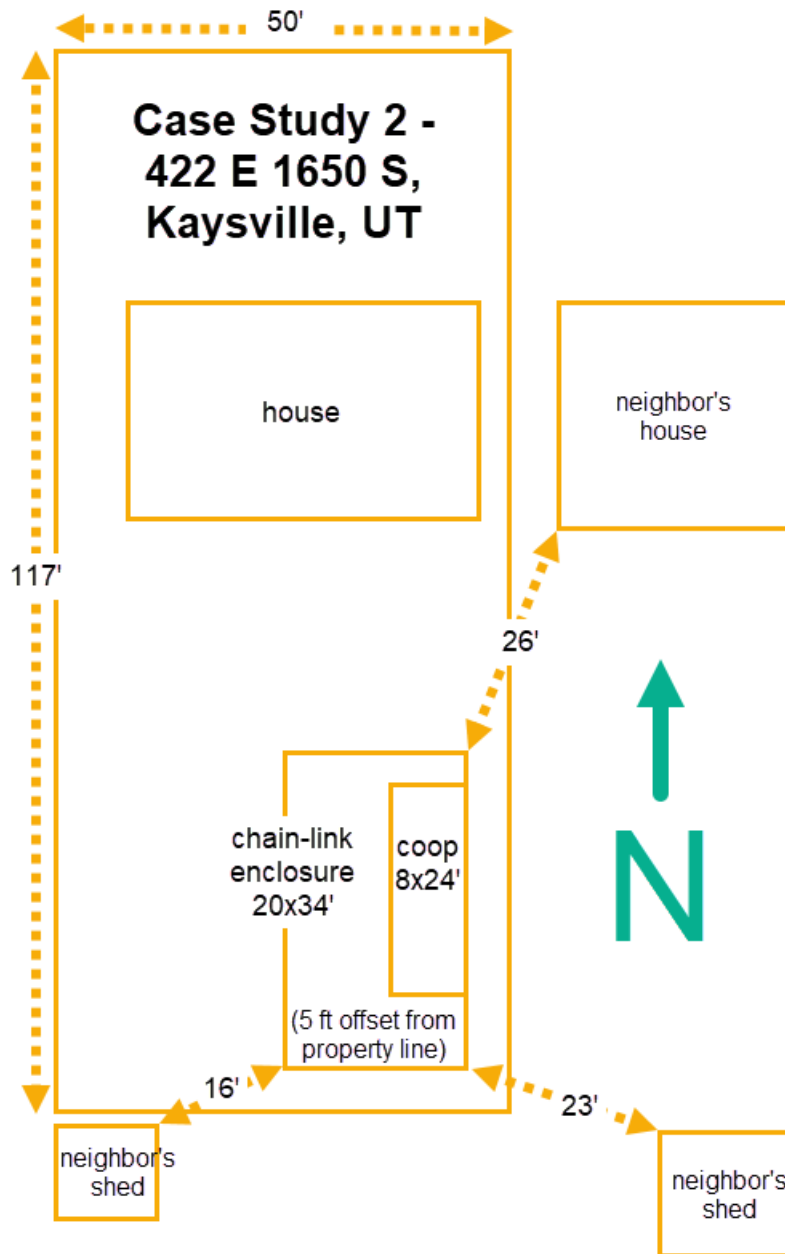
3.3. Notes on above comparison

- 3.3.1. Square Feet required per animal: The current code of lot area required for each animal changes based on lot size. Alternatively, we propose that animals should have a minimum required living space regardless of lot size. The proposed update allows for a minimum required living space for each animal type (incorporated into the point allocation system). This will allow for easier calculation of animal combination types as well as a simpler way to show how much space each animal needs.
- 3.3.2. Minimum lot size requirement: The current code has minimum lot sizes for animals but the number of allowed animals changes based on small lot size increments. For example, a 20,000 square foot lot can have 25 rabbits, but a lot with 1,780 additional square feet (21,780) can have 50 rabbits. The proposed update allows for smoother lot size ranges while still maintaining similar amounts of animals allowed in each lot size.
4. The proposed update for section 17-24-3 uses the same information from the existing code but formats it in a table to allow for easier readability and additional requirements. Note that "Required minimum distance of structure from all buildings on adjacent lots predominantly used or occupied by humans" is proposed to increase from 15 to 20' to allow for better control of nuisance as described in 17-24-3 2. Additional sources come from:
 - 4.1. Centerville Code 12.55.240 Raising of Chickens and/or Rabbits (https://centerville.municipalcodeonline.com/book?type=zoning#name=12.55.240_Raising_Of_Chickens_And/or_Rabbits)
 - 4.1.1. "Coops/cages shall be detached from the home and shall be at least six feet from any on-site structure, at least **18 feet** from an adjacent dwelling."

- 4.2. Salt Lake City Code 8.08.065 Keeping Chickens
(https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-49880)
 - 4.2.1. "The coop shall be located in a rear yard at least **twenty five feet (25')** from any dwelling located on an adjacent lot."
- 4.3. Bountiful Chapter 22 (<https://www.bountifulutah.gov/file/030b335d-fc3b-4a52-aa28-aef4b3b5e405>)
 - 4.3.1. "Any coop or enclosure shall be located at least **twenty (20) feet** from any primary residential dwelling on an adjoining property."
5. Required minimum distance of structure from property line is a proposed new addition from current code to allow for better control of nuisance as described in 17-24-3 2. Sources on distances come from:
 - 5.1. Cornell University David Skeval Executive Director and John R. Langey Esq, Partner
(<http://www.ongov.net/planning/documents/C.PlanningforSmallFarmAnimalsinCommunities.pdf>)
 - 5.1.1. "Set back from property line [for Chickens, Goats, Rabbits] **10 [feet].**"
 - 5.2. Centerville Code 12.55.240 Raising of Chickens and/or Rabbits
(https://centerville.municipalcodeonline.com/book?type=zoning#name=12.55.240_Raising_Of_Chickens_And/or_Rabbits)
 - 5.2.1. "Coops/cages shall be... at least... **three feet** from any rear or side property line."
 - 5.3. North Salt Lake (<https://www.nslcity.org/398/Domestic-Farm-Animals>)
 - 5.3.1. "Enclosure must be at least **5 feet** from property lines"
 - 5.4. Bountiful Chapter 22 (<https://www.bountifulutah.gov/file/030b335d-fc3b-4a52-aa28-aef4b3b5e405>)
 - 5.4.1. "Any coop or enclosure shall be located... at least **five (5) feet** from any property line."
6. Coop floor space (from proposed update in 17-24-3). Sources on required floor space for fowl in coops comes from:
 - 6.1. Salt Lake City Chapter 8.08.065 Keeping Chickens
(https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-49880)
 - 6.1.1. "The coop shall have a minimum floor area of at least **two (2) square feet** per chicken."
 - 6.1.2. "If chickens are not allowed to roam within an enclosed area outside the coop, the coop shall have a minimum floor area of **six (6) square feet** per chicken."
 - 6.2. Centerville Code 12.55.240 Raising of Chickens and/or Rabbits
(https://centerville.municipalcodeonline.com/book?type=zoning#name=12.55.240_Raising_Of_Chickens_And/or_Rabbits)
 - 6.2.1. "Coops/cages shall provide at least **two and one-half square feet** per chicken/rabbit."
 - 6.3. Roy City Code
([https://cms7files1.revize.com/roycityut/Business/community%20development/Chicken%20and%20Rabbit%20Guidelines%206-7-16%20\(PDF\).pdf](https://cms7files1.revize.com/roycityut/Business/community%20development/Chicken%20and%20Rabbit%20Guidelines%206-7-16%20(PDF).pdf))
 - 6.3.1. "Must provide a minimum of **two (2) square feet** per animal."
 - 6.4. Utah State University, Housing Backyard Chickens
(https://digitalcommons.usu.edu/cgi/viewcontent.cgi?article=2327&context=extension_curall)
 - 6.4.1. "Allow **1.5 to 2.0 ft²** floor space per adult chicken."

7. Case Study 2 and additional considerations.

7.1. Case Study 2: Proposed coop at 422 E 1650 S, Kaysville, UT 84037 (lot size approx. 5500 sq ft). The proposed coop on this lot meets the guidelines in the proposed ordinance update with sufficient considerations for reducing possibilities of nuisance as described in 17-24-3 2.



7.2. Additional resource on backyard farm animals: USU Report Housing Backyard Chickens (https://digitalcommons.usu.edu/cgi/viewcontent.cgi?article=2327&context=extension_curall)

7.3. Additional resource on backyard farm animals: CDC Backyard Poultry (<https://www.cdc.gov/healthypets/pets/farm-animals/backyard-poultry.html>)

Upcoming Farm Animal Ordinance Change Proposal

Marissa Loertscher

To: Abbigayle Hunt <councilmember.ahunt@kaysville.gov>

Tue, May 9, 2023 at 12:31 PM

Hi Abbi,

Thank you for getting back to me. I really appreciate you taking the time to read through the proposal and discuss it with me. Your math is spot on. The proposal was a little tricky to put together as a lot of the cities have different rules on animals allowed per lot size, but little or no reasoning as to the numbers they provide. One of the things we want to avoid in our proposal is arbitrary rule, so we appreciate the question and discussion. Here is our thought process:

- North Salt Lake ordinance: We used this as a template to set up the proposed animal allotment table. However, we didn't find any rationale on why they chose those specific allotments of animal points per lot size, so we updated it with numbers based off of Kaysville's existing ordinance as well as USU guidelines.
- These are two main factors we considered when calculating the numbers for the proposal:
 - Amount of living space per animal
 - USU recommends two square feet of floor space per chicken-sized animal (endnote 6.4.1). Additionally, Salt Lake City suggests six square feet of floor space (endnote 6.1.2).
 - To pad this (to show an "extreme") our Case Study 1 shows a 200 sq ft pen/run, which would allow for 20 square feet per chicken (for 10 total chickens).
 - Number of animals per total lot size
 - This calculation varies widely from city to city, as you've probably seen. There are two rationales for our lot sizing choices:
 - We wanted to make sure that the coop/run size would fit on the lot while still maintaining requirements for minimum distance from house, other lots, adjacent buildings, property line, etc. Case Study 1 on the small lot size shows that with standard lot width and yard measurements a coop/run of 200 sq ft will fit. **This is the main rationale that we believe has a lot of backing.** It incorporates living space needed per animal as well as a consideration for lot size and adjoining properties.
 - To relate this back to the existing code, it shows that 435 square feet is required per small animal on large lots. We didn't find any rationale on why this couldn't be extrapolated to smaller lots. For example, if we applied that to a 5,000 sq ft lot there could be 11 small animals. To round this out our proposal suggests 10 animals (so 500 sq ft of lot space per animal) on 5,000 sq ft.

Let me know if you have any further questions or would like to discuss further. We're also happy to set up a meeting if you prefer to discuss in person.

Best,
Marissa

On Mon, May 8, 2023 at 9:02 PM Abbigayle Hunt <councilmember.ahunt@kaysville.gov> wrote

Marissa,

I want to thank you for all of the work you have put into this. It's very well thought out and put together. I just have a few questions. I looked at the North Salt Lake ordinance and my basic math seemed to indicate that their ordinance would allow for much fewer animals in general than the one you're proposing. My math could be wrong, but it seems like their ordinance would allow for 6 small fowl on a 5,000 Sq. ft lot, whereas the one you're proposing would allow 10. Your diagram of a possible proposed property with fowl enclosure showed enough floor space, and open space for that number of animals, but it's a big jump from where we are right now. Do you have any additional information supporting that many fowl/ animals per lot? Again, I just want to say that I really appreciate you reaching out, and for the information. If my question didn't make sense, or my math was wrong don't hesitate to let me know. I look forward to continuing to discuss this with you!

Abbi Hunt

Healthy Pets, Healthy People



Healthy Pets, Healthy People

[Healthy Pets, Healthy People Home](#)

Backyard Poultry

Poultry includes any domesticated bird often kept for producing eggs or meat, such as chickens, ducks, geese, guinea fowl, and turkeys. Find information about pet birds on the [birds page](#). Find information about wild birds on the [wildlife page](#).

- Overview
- Diseases
- Healthy People
- Healthy Poultry
- FAQs
- Resources

Keeping backyard poultry (chickens, ducks, geese, guinea fowl, and turkeys) is becoming more popular. People enjoy raising baby poultry including chicks, ducklings, goslings, and poults. Many people keep chickens to have fresh eggs. Although keeping backyard poultry can be fun and educational, owners should be aware that poultry can sometimes carry harmful germs that make people sick.

These germs can cause a variety of illnesses in people, ranging from minor skin infections to serious illnesses that could cause death. One of the best ways to protect yourself from getting sick is to [wash your hands](#) thoroughly right after touching poultry or anything in the area where they live and roam.

Whether you are building your first coop or are a seasoned backyard poultry owner, you should know the risks of keeping poultry and the simple things you can do to stay safe.

Follow the [Healthy People](#) and [Healthy Poultry](#) tips to keep yourself and your flock healthy.

Read below to learn about diseases that can be spread by poultry and visit the [Healthy People](#) section to learn about staying healthy around backyard poultry.

Bird flu (Avian influenza)

Avian influenza, or bird flu, is a contagious respiratory illness caused by influenza viruses. Some avian influenza viruses that primarily circulate in animals have infected people on rare occasion. When influenza viruses that normally circulate in animals cause an infection in people, this is called a “novel” virus infection. Not all influenza viruses found in birds are known to cause human infections.

How it spreads: Flu viruses are highly contagious. People can get infected through contact with saliva, nasal secretions, and droppings (poop) from infected animals. People also can get infected through contact with virus-contaminated surfaces, poultry coops, pig pens, and supplies. Less often, people can get infected by touching an infected animal and then touching their own eyes, nose, or mouth.

Recent Outbreaks



[See the latest outbreaks in people linked to backyard poultry](#)

Who is at risk: It is rare for avian flu to spread to people. Anyone can get the flu, but children younger than 5 years old, pregnant people, adults 65 and older, and people with weakened immune systems are at high risk for serious flu complications.

People who work closely with large numbers of birds, such as producers, are more likely to get bird flu if their animals are infected.

Signs in poultry: Birds can be infected with flu viruses without showing symptoms. Signs that poultry may be infected range from decreased egg production to extremely high death rates.

Symptoms in people: People infected with avian flu viruses can have symptoms similar to the human seasonal flu, such as fever, fatigue, lack of appetite, and coughing. They may also have red eyes, nausea, abdominal pain, diarrhea, and vomiting. Some people can have serious flu complications, including inflammation of the heart (myocarditis), brain (encephalitis), or muscle (myositis, rhabdomyolysis) tissues, and multi-organ failure (for example, respiratory and kidney failure).

Campylobacteriosis (*Campylobacter* spp.)

Campylobacter are bacteria that can make people and animals sick with a disease called campylobacteriosis.

How it spreads: *Campylobacter* most often spread to animals and people through the feces (poop) of infected animals, contaminated food, or the environment. People can get infected if they don't [wash their hands](#) after touching an animal or its poop, food, toys, habitats (including coops, pens, and cages), or equipment used around these animals.

Who is at risk: Anyone can get a *Campylobacter* infection, but children younger than 5 years old, adults 65 and older, and people with weakened immune systems are more likely to get severe illness.

Signs in poultry: Poultry usually don't show signs of *Campylobacter* infection. Even if they look healthy and clean, poultry can still spread the bacteria to people.

Symptoms in people: People can have diarrhea (often bloody), fever, and stomach cramps. The diarrhea may be accompanied by nausea and vomiting. Symptoms usually start within 2–5 days after infection and last about 1 week.

E. coli (*Escherichia coli*)

E. coli are bacteria found in the environment, foods, and intestines of people and animals. Although most kinds of *E. coli* are harmless, others can make people sick.

How it spreads: *E. coli* most often spreads to animals and people through the poop of infected animals, contaminated food, or the environment. People can get infected if they don't wash their hands after touching an animal or its poop, food, toys, habitats (including coops, pens, and cages), or equipment used around these animals.

Who is at risk: Anyone can get sick from *E. coli*, but children younger than 5 years old, adults 65 and older, and people with weakened immune systems are more likely to get severe illness.

Signs in poultry: Poultry naturally have *E. coli* in their gut, and don't usually show signs of illness. Even if they look healthy and clean, poultry can still spread the bacteria to people.

Symptoms in people: Symptoms depend on the [kind of *E. coli*](#) causing the infection. Shiga toxin-producing *E. coli* (STEC) infection is one of the most commonly diagnosed *E. coli* infections in the United States. Most people infected with STEC experience severe stomach cramps, diarrhea (often bloody), and vomiting. Symptoms usually start within 3–4 days after swallowing the bacteria and last 5–7 days. Some people may develop a type of kidney failure ([hemolytic uremic syndrome, also called HUS](#)) and would need to be hospitalized.

Histoplasmosis (*Histoplasma capsulatum*)

Histoplasmosis is an infection caused by a fungus found in the environment, particularly in soil that contains large amounts of bird and bat droppings.

How it spreads: People can get histoplasmosis by breathing in the microscopic fungus from the environment.

Who is at risk: Anyone can get histoplasmosis, but children younger than 5 years old, adults 55 and older, and people with weakened immune systems are more likely to get severe illness.

Signs in birds: Birds do not get sick from histoplasmosis.

Symptoms in people: Most people don't get sick from histoplasmosis. People who do get sick from histoplasmosis can have symptoms that usually appear within 3-17 days of exposure. Symptoms include fever, cough, fatigue, chills, headache, chest pain, and body aches.

Salmonellosis (*Salmonella* spp.)

Every year people get *Salmonella* infections after handling poultry, such as chicks and ducklings, and the number of people getting sick is increasing.

Who is at risk: Anyone can get sick from *Salmonella*, but children younger than 5 years old, adults 65 and older, and people with weakened immune systems are more likely to get severe illness.

Signs in poultry: Poultry usually don't show signs of *Salmonella* infection. Even if they look healthy and clean, poultry can still spread the bacteria to people.

Symptoms in people: Most people infected with *Salmonella* have diarrhea, fever, and stomach cramps. Symptoms usually start 6 hours to 6 days after swallowing the bacteria. Most people recover without treatment after 4 to 7 days.

How to stay healthy around backyard poultry



Wash your hands

- [Wash your hands](#) with soap and running water after touching backyard poultry or anything in the area where they live and roam. This includes:
 - After collecting eggs
 - After handling food or water containers or other equipment used for poultry
 - After being in areas near poultry even if you did not touch the birds
- Adults should supervise handwashing for young children.
- Use hand sanitizer if soap and water are not readily available. You can also put hand sanitizer near your coop for easy access.

Be safe around poultry

- Don't kiss backyard poultry or snuggle them and then touch your face or mouth.
- Don't let backyard poultry inside the house, especially in areas where food or drinks are prepared, served, or stored.
- Don't eat or drink in areas where poultry live or roam.
- Set aside a pair of shoes to wear while taking care of poultry and keep those shoes outside of the house.
- Stay outdoors when cleaning any equipment or materials used to raise or care for poultry, such as cages or food and water containers.



Handle eggs safely

Eggshells may become contaminated with *Salmonella* and other germs from poultry droppings (poop) or the area where they are laid. To keep your family healthy, follow the tips below when collecting and handling eggs from a backyard flock:

- Always wash your hands with soap and water right after handling eggs, chickens, or anything in their environment.
- Keep a clean coop. Cleaning the coop, floor, nests, and perches regularly will help to keep eggs clean.
- Collect eggs often. Eggs that sit in the nest can become dirty or break.
- Throw away cracked eggs. Bacteria on the shell can more easily enter the egg through a cracked shell.
- Eggs with dirt and debris can be cleaned carefully with fine sandpaper, a brush, or a cloth.

- Don't wash warm, fresh eggs because colder water can pull bacteria into the egg.
- Refrigerate eggs after collection to maintain freshness and slow bacterial growth.
- Cook eggs until both the yolk and white are firm. Egg dishes should be cooked to an internal temperature of 160°F (71°C) or hotter. Raw and undercooked eggs may contain *Salmonella* bacteria that can make you sick.
- Know local regulations for selling eggs. If you sell eggs, follow local licensing requirements.

Supervise kids around poultry

- Always supervise children around poultry and while they wash their hands afterward.
- Don't let children younger than 5 years old handle or touch chicks, ducklings, or other poultry. Young children are more likely to get sick from germs like *Salmonella*.
- Don't give chicks and ducklings to young children as gifts.
 - Because their immune systems are still developing, children are more likely to get sick from germs commonly associated with poultry, such as *Salmonella*, *Campylobacter*, and *E. coli*.
- Live poultry should not be kept in [schools](#), childcare centers, and other facilities with children younger than 5 years old.

Prevent bird bites and scratches

Backyard poultry and waterfowl do not have teeth, but their bills and beaks can still cause a lot of damage if they bite you. Germs can spread from poultry bites, pecks, and scratches, even when the wound does not seem deep or serious.

- Avoid bites and scratches from your backyard poultry or waterfowl.
- If poultry scratch or bite you:
 - Wash wounds with soap and warm water immediately.
 - Seek medical attention and tell your doctor you were bitten or scratched by a bird, especially if:
 - The bird appears sick or is acting unusual.
 - The wound or injury is serious (uncontrolled bleeding, unable to move, extreme pain, muscle or bone is showing, or the bite is over a joint).
 - The wound or site of injury becomes red, painful, warm, or swollen.
 - It has been more than 5 years since your last tetanus shot.

How to keep backyard poultry healthy

Keeping your poultry healthy helps to keep you and your family healthy. To learn how to stay healthy around backyard poultry, visit the [Healthy People section](#).

Prepare for your backyard poultry

- Check your state and local laws before selecting or buying baby chicks, adult poultry (hens, roosters), or waterfowl. Many cities have rules against owning roosters because their crowing violates noise ordinances. Hens will lay eggs without a rooster.
- Find out if there is a local veterinarian who has experience with poultry to help you keep your poultry healthy.
- Learn what types of poultry are suitable for your family. Though most poultry are quite gentle, some breeds are more aggressive and may be more likely to bite or scratch you.
- Learn how to properly care for your poultry before you buy them. Ask your veterinarian or local cooperative extension agent about the best food, care, and enclosure or environment for the poultry you are selecting.
- Build a coop for your poultry outside your home. Backyard poultry need a sturdy environment to protect them from animals that spread disease such as insects and rodents and provide shelter from the weather and predators. The coop should be easy to clean.
- Set up an area outdoors to clean and disinfect all equipment used to care for the poultry and clean their enclosure. Do not clean any items indoors, where the germs could contaminate your home.

- Poultry can shed germs in their droppings (poop). Wear gloves when cleaning bird cages and poultry houses. Always wash your hands thoroughly with soap and water after contact with the poultry or their environment.



How to choose and introduce poultry

- Buy backyard poultry from hatcheries that participate in the [U.S. Department of Agriculture National Poultry Improvement Plan \(USDA-NPIP\)](#) [🔗](#). This program is intended to reduce *Salmonella* in baby poultry in the hatchery, which can help prevent the spread of illness from poultry to people.
- Pick poultry that are bright, alert, and active. Poultry should have smooth, sleek, and soft feathers that are free of debris or droppings. Poultry that seem sluggish, aren't moving around very much, or look dirty may be ill.
- When bringing new poultry to an existing flock:
 - Keep new poultry separated for at least 30 days before they are introduced to your other poultry. This will help prevent the new poultry from passing disease to your flock. Remember that poultry can appear healthy and clean, but still spread harmful germs that make people sick.
 - Clean your hands, shoes, clothing, and equipment when moving between the two groups of poultry during this period of separation. For example, you can dedicate separate pairs of gloves, coveralls, and boots to each group, and you should wash your hands or use alcohol-based hand sanitizer when you go between the two groups.
 - Always take care of your existing flock before caring for your new poultry.
- Contact your veterinarian or local extension agent if you notice any signs of illness in your poultry. Sick poultry can:
 - Be less active than normal
 - Eat or drink less than normal
 - Have ruffled feathers, discharge from the eyes or nose, difficulty breathing, or runny diarrhea
 - Produce fewer eggs than normal

- Produce discolored, irregular, or misshapen eggs
- Die unexpectedly of no apparent cause
- Your veterinarian or local extension agent can work with you to determine the cause of the illness and help ensure that it does not spread to the rest of the poultry.

Importing poultry into the United States

- USDA regulates the importation of poultry and poultry hatching eggs. USDA restricts the importation of poultry and poultry hatching eggs from countries with reported cases of avian influenza.
- People interested in importing poultry or poultry hatching eggs should visit the [USDA live animal importation website](#) .



How to house backyard poultry

Don't allow poultry or waterfowl inside your home for any reason, including areas where food or drink is prepared, served, or stored, such as kitchens or outdoor patios.

- Provide your backyard poultry with a safe, sturdy environment outdoors, with housing areas and feeders/waterers that can be easily cleaned and disinfected. Poultry can be kept warm outdoors in the winter in a draft-free shelter or by using a safe heating source.
 - Set aside a pair of shoes to wear while taking care of poultry and keep those shoes outside of the house.

How to clean poultry cages and coops

- Use a diluted bleach solution or another disinfectant to clean and disinfect surfaces that have come in contact with poultry.
- Clean poultry enclosures or cages with bottled dish soap and a commercial disinfectant made for this purpose. When using disinfectants, follow the label instructions for diluting the disinfectant and for how long to leave it on the surface before wiping or rinsing it off.
- Go outside to clean any equipment or materials used to raise or care for live poultry, such as cages or feed or water containers. Don't clean these items inside the house. This could bring harmful germs into your home.

- Tips for cleaning poultry cages or enclosures:
 - First, remove debris (manure, broken egg material, droppings, dirt) by wiping the equipment with a brush soaked in warm water and soap.
 - Once most of the debris is removed and the surface is generally clean, then apply the disinfectant. Dilute the disinfectant properly according to label directions before applying it. Most disinfectants only work on clean surfaces and don't work if they are applied directly to a dirty surface.
 - Leave the disinfectant on the surface for the amount of time listed on the label (usually anywhere from 30 seconds to 10 minutes). Then rinse and allow the surface to dry before reuse.

Monitor your poultry's health

- Work closely with a veterinarian or local extension agent who has experience with poultry for routine evaluation and care to keep your flock healthy and prevent diseases.
 - If you aren't sure if your veterinarian treats poultry, call ahead to ask. If they do not see poultry, they can refer you to a qualified veterinarian in your area that does.
- Keep coops and enclosures clean to prevent the build-up of animal droppings. These droppings could attract insects, rodents, and wildlife that carry disease.
- When you clean droppings and cages, wear work or utility gloves. Don't pick up droppings with your bare hands and wash your hands thoroughly afterwards.
- If your poultry become sick or die soon after purchase, inform the feed store or hatchery. Also, contact your veterinarian or local cooperative extension agent to investigate the cause of death. Consider waiting at least 30 days before replacing the poultry. Don't reuse the enclosure until it has been properly cleaned and disinfected.
- A healthy bird can still spread germs to people and other animals. If you become sick shortly after buying or adopting a bird, tell your health care provider about your new animal and other animals that live in your household.



Practice biosecurity

Biosecurity [🔗](#) is the key to keeping your poultry healthy. Biosecurity means the things we can do to keep diseases away from birds, property, and people. Practicing good biosecurity reduces the chance of your poultry or your yard being exposed to diseases like avian influenza or Newcastle disease. These diseases can be spread by people, animals, equipment, or vehicles, either accidentally or on purpose.

The following steps are important in keeping your poultry healthy and having good biosecurity practices:

- Keep your distance — Isolate your birds from visitors and other birds.
- Keep it clean — Prevent germs from spreading by cleaning shoes, tools, and equipment.
- Don't haul disease home — Also clean vehicles and cages.
- Don't borrow disease from your neighbor — Avoid sharing tools and equipment with neighbors.
- Know the warning signs of infectious bird diseases — Watch for early signs to prevent the spread of disease.
- Report sick birds — Report unusual signs of disease or unexpected deaths.

Salmonella illness in people

1. My family has kept chickens for many years, and they have never made us sick. Why?

Your family may have never gotten sick because of the steps you take to stay healthy around poultry, such as thoroughly washing your hands after contact with chickens, their belongings, and habitats. It is also possible that you and other healthy adults in your family can be infected with *Salmonella* but not realize it because the illness is very mild.

2. If poultry can spread germs to people, why aren't there more people getting sick?

The true number of people who get sick with *Salmonella* through contact with poultry is likely much higher than the number of illnesses reported to the CDC. That's because many people who get a diarrheal illness do not know what made them sick, and many others do not get sick enough to visit their healthcare provider and get a diagnosis.

Salmonella illness in animals

3. Can other animals, such as cats and dogs, get a *Salmonella* infection from backyard poultry?

Yes, cats and dogs can get a *Salmonella* infection and become sick. They may also carry and spread the germ without showing signs of illness. Other animals, such as reptiles, amphibians, rodents, and poultry, may also carry and transmit *Salmonella* without showing signs of illness. To reduce your pet's risk of infection, do not let it play, eat, or drink in areas where poultry roam.

4. My chickens have *Salmonella*. Can I treat them with antibiotics?

CDC does not recommend giving antibiotics to poultry to "treat" *Salmonella*. *Salmonella* is found naturally in poultry, and the germ usually does not cause them to become sick. Giving antibiotics when not medically necessary can result in [antibiotic resistance](#). If you have more questions around antibiotic use, speak with your local agriculture extension agent or poultry veterinarian. Even if your poultry has *Salmonella*, you can stay healthy around them by keeping them outdoors, washing hands and items often, and handling eggs safely. For more information about steps you can take to stay healthy, visit the [Healthy People section](#).

Children and backyard poultry

5. Should schools keep poultry?

Poultry should not be kept in [schools](#), childcare centers, and other facilities with children younger than 5 years old. If this is not possible, the area where the chickens roam should be considered contaminated, and the children should not be allowed to play, eat, or drink in these areas. The chicken enclosure should be cleaned frequently. Children 5 years and older should be supervised when interacting with chickens. They should wash their hands (under adult supervision) immediately after handling the poultry. In some states, certain animals, including [live poultry, are prohibited in childcare facilities](#)  [because of the health risk](#). For more information, refer to the [NASPHV Compendium of Measures to Prevent Diseases Associated with Animals in Public Settings](#) .

6. I think my child got sick from touching our chicks and chickens. What should I do?

Monitor your child and call your child's healthcare provider if they have [symptoms of serious *Salmonella* illness](#). If your child is under 5 years old, it's best to not let them handle or touch chicks, ducklings, and other poultry. Young children are more likely to get sick from germs as their immune systems are still developing and they are more likely to put unwashed hands into their mouth. For older children, always supervise them around poultry and make sure they wash their hands properly afterward.

Gardening with backyard poultry

7. I have a backyard garden that my chickens love to peck around in. Does thoroughly washing the produce reduce the risk of *Salmonella*, or should I keep the chickens out of the garden?

Thoroughly washing produce is always a good idea and can help reduce (although not eliminate) the risk of *Salmonella*. Keeping chickens out of the garden also helps reduce the risk of *Salmonella* infection, as does the practice of using chicken manure that has gone through the complete composting process. The University of Idaho offers [more information regarding composting of chicken manure](#)  [.](#)

8. Can I put chicken manure on my garden?

It depends. There is risk of contamination of produce with germs if fresh chicken manure is put directly on food gardens. Although you should not put fresh chicken manure on your garden because of the risk of contamination, using fully composted chicken manure in your garden is safe. The University of Idaho offers [information on composting chicken manure](#)  [.](#)

Selecting and caring for backyard poultry

- [Backyard Poultry Biosecurity Practices to Keep Your Birds Healthy \(Defend the Flock\)](#) 
United States Department of Agriculture, Animal and Plant Health Inspection Service (USDA/APHIS)
- [Farm Animal Emergency Preparedness](#) (Blog)

Importing poultry or poultry hatching eggs

- [Animal and Animal Product Import Information](#) 
USDA/APHIS

- [Procedures for Importing Live Poultry](#) 
USDA/APHIS
- [Procedures for Importing Poultry Hatching Eggs into the United States](#) 
USDA/APHIS

Staying healthy around backyard poultry

- [Printable Resources](#)
- [Salmonella and Eggs](#)
- [Facebook Live: CDC's Dr. Megin Nichols talks about Salmonella and backyard flocks](#)
- [How Infected Backyard Poultry Could Spread Bird Flu to People](#)  [PDF – 2 pages]
- [Antimicrobial Products Registered for Use Against Influenza A Virus on Hard Surfaces. \[PDF – 20 pages\]](#) 
List of approved Avian influenza disinfectants. U.S. Environmental Protection Agency (EPA)
- [Baby Chicks and Salmonella: Tyler's Story](#)

Other Resources

- [Pet Owner Safety Notice: Backyard Poultry](#)
- [ASL Pet Owner Safety Notice: Backyard Poultry](#)

Guidance and recommendations

- [Compendium of Measures to Prevent Zoonotic Diseases Associated with Non-Traditional Pets](#) 
- [Compendium of Measures to Prevent Disease Associated with Animals in Public Settings, 2017](#) 
National Association of State Public Health Veterinarians (NASPHV)
- [National Poultry Improvement Plan](#) 

Selected diseases associated with backyard poultry

- [Bird flu, avian influenza](#)
- [Campylobacteriosis](#)
- [E. coli](#)
- [Salmonellosis](#)

Last Reviewed: April 5, 2023

CHAPTER 22

CHICKENS IN SINGLE-FAMILY RESIDENTIAL ZONES

14-22-101 OWNERSHIP AND MAINTENANCE

- A. The keeping and maintenance of residential chickens is allowed within the City only as provided in this Title.
- B. Any chicken kept as provided by this Title shall not be deemed a household pet.
- C. A City license is required for the keeping of chickens allowed by this Title.
 - 1. A license shall be a one-time application and shall be signed by the property owner.
 - 2. A license does not run with the land.
 - 3. There shall be a one-time license fee of five dollars (\$5.00).
 - 4. Application for, and acceptance of a license is prima facie evidence that a person agrees to abide by all the conditions and regulations of this Title.
 - 5. A license may be revoked for any violation of this Title.
- D. It shall be unlawful for any person to keep any chicken in a manner contrary to the provisions of this Title. Any such violation shall be a class B misdemeanor.
- E. A chicken shall be kept strictly for familial gain from the production and consumption of eggs, and there shall be no sale or income resulting from the keeping of a chicken.
- F. Up to eight (8) hens may be kept on a residential lot in accordance with the following:
 - 1. A chicken shall only be kept on a property containing a single-family detached dwelling unit.
 - 2. A chicken shall be kept in a coop or enclosed area at all times.
 - 3. No chicken shall be permitted to roam outside a coop or enclosed area.
 - 4. A coop shall be covered, ventilated, and rodent- and predator-resistant.
 - 5. A coop shall not be constructed of scrap or dilapidated materials.
 - 6. The exterior of any coop shall be painted or treated with a similar product.
 - 7. It is unlawful to keep a rooster or crowing hen.
 - 8. Any coop or enclosure shall be located in the rear yard of the main dwelling.
 - 9. Any coop or enclosure shall be located at least twenty (20) feet from any primary residential dwelling on an adjoining property, and at least five (5) feet from any property line.
 - 10. Any time a heating device is employed in a pen or coop, such pen or coop must be separated at least ten (10) feet from any dwelling structure.
 - 11. Any coop and any roaming area shall be maintained in a neat and sanitary condition and shall be cleaned as necessary to prevent a detectable odor at the property line.
 - 12. Chicken feed shall be stored and dispensed in a rodent-proof and predator-proof container.
 - 13. No growth or vegetation other than sod grass is permitted within five (5) feet of any coop.

14. The area within five (5) feet of the perimeter of any coop shall be unobstructed, except that the rear of a coop may be attached to another structure.
 15. A chicken may not be kept, and a coop may not be constructed, on any property that is in violation of a City Ordinance or where the owner or resident is being prosecuted for a violation.
- G. Any chicken that is outside of an approved coop or enclosed area may be confiscated by any agent of the City.

14-22-102. BEES

The keeping and maintenance of bees is allowed within the City only as provided in Section 8-4-104 of the Bountiful City Code.

12.55.240 Raising Of Chickens And/Or Rabbits

The following criteria relates to the raising of chickens and/or rabbits for the purpose of animal and fowl for recreation and family food production within approved zones found in CZC 12.36 (Table of Uses).

1. Allowance. The raising of rabbits and hen chickens (roosters prohibited), shall be allowed as an accessory use within the Agricultural Zones and Residential-Low (R-L) Zone for personal family food production by _____ permit _____ only.
 1. No more than a combination of 10 hen chickens/rabbits shall be allowed on a single lot; provided, the number of rabbits shall not exceed six.
 2. A permit shall be obtained from the City as described in CZC 12.21.090. In addition to the permit application forms, the City shall provide with all permit application packets, educational information as deemed necessary and appropriate by the City, including, but not limited to, information regarding the raising of chickens or rabbits, poultry and rabbit health care, and maintenance issues. All permits shall be non-transferable to another person or property. Permits shall expire after 12 months of continuous non-use. City Staff shall send out an Annual Survey to determine status of permits. All permit applications shall also include the following:
 1. The name, address, email and telephone number of applicant.
 2. Total number of hen chickens/rabbits requested.
 3. Site plan indicating the location and dimensions of coop/cage, property lines, fencing.
 4. Applicable application fee as set forth in the City Fee Schedule.
 5. An acknowledgment and consent form requiring signature from the applicant that he or she has read the supplemental educational information and agrees to abide by the terms and conditions of applicable ordinances. The acknowledgment shall also include language acknowledging that the permit is not transferable to another person or property and expires after one year of non-use.
 3. Any roosters hatched and any chickens exceeding the allowed total or combined number of 10 shall be properly removed from the property within five months of age.
 4. The number of rabbits born that exceed the allowed total or combined number of six shall be removed within five months of age.
2. Containment.
 1. All hen chickens/rabbits shall be contained within a proper coop/cage for their containment. In addition to the proper coop/cage requirement, hen chickens/rabbits can be free-ranged within a fenced run or a fully fenced backyard sufficient for containment. All hen chickens shall have their wings regularly clipped.
 2. Coops/cages shall be detached from the home and shall be at least six feet from any on-site structure, at least 18 feet from an adjacent dwelling and three feet from any rear or side property line.
 3. Coops/cages shall provide at least two and one-half square feet per chicken/rabbit.
 4. Coops/cages shall not be larger than 120 square feet unless a building permit is issued for its construction.
3. Maintenance.
 1. All feed shall be properly stored within a rodent proof container.
 2. Coops/cages and other enclosures shall be maintained in a sanitary condition and shall be cleaned as necessary as to prevent any odor detectable at the property line of adjacent parcels.
4. Slaughtering. The slaughtering of hen chickens/rabbits shall be permitted for personal food use with all discarded material being placed within a secured container and disposed of properly.

5. Removal. Roosters, hen chickens and rabbits that are no longer desired or in excess of the allowed number shall be properly slaughtered and disposed of or removed from the property. It shall be strictly prohibited for unwanted animals to be deposited and abandoned at an off premise location within the City or County.
6. Nuisance. It shall be unlawful for any person to keep any chickens/rabbits in a manner contrary to the provisions of this Section. Any such violation shall be subject to enforcement procedures found within CZC 12.23 (Enforcement) and/or be subject to the provisions of City/County Animal Control regulations.

HISTORY

Adopted _____ *by* _____ *Ord.* _____ 2016-20 _____ *on* _____ 7/15/2016
Amended by Ord. 2018-04 *on* 2/20/2018

10-10-6: DOMESTIC FARM ANIMALS:

Subject to the requirements of this section and any other applicable provisions of this chapter, domestic farm animals may be kept on a lot or parcel of land in permitted single-family residential districts.

A. Allowance: Where permitted, the type and quantity of domestic farm animals allowed on a property shall be determined by the allotted animal points specified based on the acreage of the property, as shown in tables 10-10-6C and 10-10-6D of this section. The applicant shall not exceed the number of animal points allowed per lot size.

B. Permitted: Domestic farm animals shall be permitted on any single family or two family lot in any zone, as an accessory use to a dwelling.

C. Table 10-10-6C:

Type Of Animal	Number Of Animal Points
Chickens, rabbits, pheasants, ducks, pigeons	3 points each
Turkeys, geese	10 points each
Sheep, goats, llamas	50 points each
Roosters, donkeys, pigs, cows, horses, ostriches	Not allowed
Nuisance animals (i.e., raccoons, skunks, etc.)	Not allowed
Any nondomesticated animal, including exotic pets	Not allowed

D. Table 10-10-6D:

Lot Size (In Square Feet)	Number Of Animal Points Allowed
Less than 7,000 square feet	18 points
7,000 to 21,780 square feet	45 points
In excess of 21,780 square feet	45 points, plus 1 point for every 500 square feet of lot size beyond 21,780 square feet, up to a maximum of 90 points

E. Regulations: The following regulations shall apply:

1. Domestic farm animals shall be housed in an animal enclosure, run, or rear yard area that is strong, sturdy, and secure. Enclosures such as chicken coops and rabbit hutches shall be roofed and fully enclosed. The enclosure shall be weather proof and predator safe.

2. Domestic farm animals shall be kept in an enclosure, run, or fenced rear yard area at all times when outside.

3. An animal run or fenced back yard must be provided and must be securely constructed with a hardware mesh type material, or similar secure material to keep the domestic farm animals contained.

4. Only one animal enclosure and run shall be allowed per property lot.

5. Animal enclosures must be located at least thirty five feet (35') from any neighboring residential dwelling.

6. Animal enclosures shall be in rear yards and shall be no closer than five feet (5') from the side and rear property line.

7. Animal enclosures and runs must be properly ventilated, clean, dry, and odor free, always kept in a neat and sanitary condition and in a manner that will not disturb the use or enjoyment of the neighboring lots due to noise, odor or other adverse impacts.

8. A chicken coop shall have nest boxes for egg laying and perches on which the chickens can sleep.

9. No domestic farm animals may be kept inside any residence.

10. No building or structure to house domestic farm animals shall be constructed on a lot prior to the time of occupancy of the principal structure.

11. Animal enclosures and manure storage shall be kept twenty feet (20') from streams, tributaries, ditches, stormwater management facilities, drop inlets and/or other storm drainage areas that would allow fecal matter to enter any City storm drainage system or stream. Dumping animal manure into the City's storm drainage system is prohibited. (Ord. 2018-12, 10-2-2018)

Section 1111 — Supplementary Regulations Allowing for the Keeping of Chickens (Hens) and Rabbits in the Single-Family Residential Zones

The purpose of this section is to provide supplementary regulations for the keeping of Chickens/Rabbits in the single family zoning districts of the city. It shall be unlawful to keep Chickens/Rabbits in the R-1-6, R-1-7, R-1-8, R-1-10 and R-1-15 zones except as provided in this section.

- A. Allowance- All single-family residential properties in the R-1-6, R-1-7, R-1-8, R-1-10 and R-1-15 zones that have a minimum of 8,000 square feet on their property, shall be allowed to have up to six (6) Chickens (excluding roosters and crowing hens), or six (6) rabbits, or a combination of Chickens or Rabbits not to exceed six (6). This would exclude dependent young.
- B. Permit required- A city permit is required for the keeping of any animal or animals under this section. Permits may only be issued to the property owner of record.
 - a) Fee. The permit fee shall be set forth in the adopted Fee Schedule of the City.
 - b) Renewal. All permits issued under this section are subject to annual inspection and renewal.
 - c) Inspection. Inspections related to a permit issued under this section must be permitted as deemed necessary by the City.
 - d) Revocation. A permit may be revoked by the City for any violation of this section at any time.
 - e) Transfer of Permits. Permits under this section are issued to property owners of specific lots and may not be transferred or assigned to other persons or properties when ownership or residency changes.
 - f) Notice to Adjacent Neighbors. Upon receiving an application under this section, the Zoning Administrator shall cause notice of the application to be sent by mail to all owners of property immediately adjacent to the subject property.
 - g) Site Plan. An application for a permit under this section must be accompanied by a site plan indicating the lot, the primary residence, and the proposed placement of the structures in compliance with the requirements of this section.
 - h) Zoning Administrator. The Zoning Administrator or his or her designee shall be responsible for the review of applications, issuance or denial of permits, inspections, renewals, investigation of complaints, and revocation of permits when necessary.
- 3) Regulations for the keeping of Chickens and Rabbits –
 - a) Chickens: The issuance of a permit for the keeping of non-crowing, egg-laying Hens under this section shall be predicated upon compliance with the following.
 - a. Roosters. Roosters and crowing hens of all kinds are prohibited
 - b. Personal Use Only. The keeping of hens is intended only for pleasure or family food production (eggs/meat). No sale of any kind is permitted.
 - c. Enclosure Standards. All animals must be contained within an enclosure at all times. Such an enclosure shall be entirely within the rear yard. No enclosures will be permitted in the front or side yards.
 - b) Rabbits: The issuance of a permit for the keeping of Rabbits under this section shall be predicated upon compliance with the following.
 - a. Personal Use Only. The keeping of rabbits is intended only for pleasure or family food production (meat). No sale of any kind is permitted.
 - b. Enclosure Standards. All animals must be contained within an enclosure at all times. Such an enclosure shall be entirely with the rear yard. No enclosures will be permitted in the front or side yards.

TABLE 11-1 – GENERAL STANDARDS

		Chickens	Rabbits
1.	Enclosures (Coop/Hutch)	All animals kept under this section shall be housed within a covered, predator proof and well ventilated coop. Must provide a minimum of two (2) square feet per animal, with a maximum of twelve (12) square feet of floor area per chicken to allow for free movement inside the coop. No coop or hutch may exceed seven (7) feet in height. Enclosures shall have solid walls on all sides, except for opening for access, must have a solid roof, and built to prevent intrusion, including burrowing of all types of rodents, vermin, and predatory animals.	All animals kept under this section shall be housed within a covered, predator proof and well ventilated hutch. The hutch must have a ½" X ½" OR ½" X 1" galvanized wire mesh bottom to allow droppings to fall through. Enclosures need to protect the animals from the sun, wind, rain and extreme hot & cold temperatures. Must provide a minimum of two & one quarter (2.25) square feet per animal with a maximum of nine (9) square feet. Do not put Rabbits together after they are 3 months of age.
	(Runs)	Required, attached to the Coop with a, maximum size of 150 square-feet	Rabbits are not allowed to be out of their enclosures.
2.	Location	All structures provided under this section shall be located a minimum of twenty-five (25) feet from any dwelling on an adjacent lot, six (6) feet from any property line and six (6) feet from any dwelling on the same lot.	
3.	Maintenance	All Enclosures shall be cleaned and maintained as necessary to prevent detectable odor at the property line. All enclosures must be maintained in good repair.	
4.	Fencing	Chickens are not allowed to roam. There must be a six (6) foot fence surrounding the rear yard.	Rabbits are not allowed to roam. There must be a six (6) foot fence surrounding the rear yard.
5.	Feed	Feed for animals kept under this section must be stored and dispensed in rodent proof, predator-proof containers.	
6.	Wastewater	Wastewater from the use of the animals or related to the maintenance of the structure shall be retained or disposed of entirely on the property.	
7.	Disposal of Animals	Disposal of Animals should be taken care of in a general sanitary manner.	

Section 1701 – Table of Uses

Table 17-1

USE	RE-20	R-1-15	R-1-10	R-1-8	R-1-7	R-1-6	R-2	R-3	R-4	RMH-1
<u>Limited Domestic Livestock and Fowl</u> . Allowing the keeping of Chickens (Hens), Rabbits and Bees. Refer to Sections 1111 and 1112 for Regulations for the keeping of these animals.	X	P	P	P	P	P	X	X	X	X

17-31-14 Fireworks Stands, Temporary or Seasonal Retail Sales

Fireworks stands, Christmas tree stands and temporary or seasonal merchants shall be subject to the following regulations:

A. Location Specified; Location Restrictions:

1. Each license shall specify the location where the business is approved to operate. No operation shall occur at locations other than the approved site.
2. Licenses issued under this section shall be limited to the following street corridors:
 - a. (SR) 126 (North Main Street & State Street), 1700 South (Antelope Drive), State Route (SR) 193 (700 South), 200 South, and 300 North (excluding properties east of SR 126), if located outside of Freeport Center or Freeport West. All fireworks stands, temporary or seasonal merchants, shall not occupy more than twenty percent (20%) of the parking stalls on the lot where the business has been approved.
 - b. No location restrictions are imposed by the city if locating inside Freeport Center or Freeport West.
 - c. Licenses may only be issued on non-residential properties (such as businesses, schools, churches, etc.) along the identified corridors within the city.

B. Maintenance: The area around a fireworks stand, temporary or seasonal merchant shall be kept clean and orderly. A trash receptacle shall be provided for patrons. The licensee shall promptly clean up all trash, litter, spills, etc., within a minimum twenty-foot (20') radius of the business.

C. Appearance: All fireworks stands, temporary or seasonal merchants structures and display areas shall have a professional appearance, and may not appear tattered, torn, frayed, faded, have chipped or peeling paint or otherwise be in disrepair. All equipment associated with the use shall be maintained in a new or near new condition. All retail items shall be displayed in a neat and orderly fashion. All displays, merchandise, and debris associated with the use shall be contained within the confines of the use and be cleaned at the end of each business day. A business license will not be issued or may be revoked if structures, display areas and/or equipment are not properly kept and maintained.

D. Impervious Surface: Each fireworks stand, temporary or seasonal merchant shall be located on an impervious, all-weather surface with no portion of the business located in a landscaped or unimproved area.

E. Setbacks: Each fireworks stand, temporary or seasonal merchant shall be located a minimum of ten feet (10') behind the inside edge of a public sidewalk, or fifteen feet (15') from the edge of the street right-of-way if no sidewalk exists; five feet (5') from combustible walls, roof eave lines, awnings, etc.; ten feet (10') from any building openings (i.e., doors, windows, vents, etc.); and five feet (5') from a fire hydrant, driveway, handicapped parking space or loading area.

F. Traffic Safety: No fireworks stand, temporary or seasonal merchant shall impede auto and/or pedestrian traffic or create auto/pedestrian conflicts. Private sidewalk clear widths shall not be

reduced below five feet (5'), and no fireworks stand, temporary or seasonal merchant shall interfere with the internal parking lot circulation.

G. Parking: The site shall have adequate parking to accommodate the primary use(s) on site as well as any area used by the fireworks stand, temporary or seasonal merchant. No part of the fireworks stand, temporary or seasonal merchant shall occupy required parking stalls for the primary use(s) of the site. A minimum of two (2) on-site parking stalls are required for each fireworks stand, temporary or seasonal merchant.

H. Business Conduct: A fireworks stand, temporary or seasonal merchant shall not solicit or conduct business with persons in motor vehicles or use any flashing lights, noise, sound or other motion producing devices to attract attention to its operation. A fireworks stand, temporary or seasonal merchant located in or adjacent to a residential zone, shall not operate prior to eight o'clock (8:00) AM or after ten o'clock (10:00) PM.

I. Fireworks Stand Limitation: To promote public safety, a fireworks stand located within a one-thousand-foot (1,000') radius (as measured from property line to property line) of the Clearfield City 4th of July event at Fisher Park shall not operate after two o'clock (2:00) PM.

J. Minimum Separation Required: No temporary or seasonal merchant shall be located within two hundred feet (200') of the primary public entrance of an existing retail store which sells similar products as its primary business.

K. Signs: Each fireworks stand, temporary or seasonal merchant shall be limited to one on premises sign, which shall not exceed eight (8) square feet in size. Signs shall not be internally illuminated or make use of flashing or intermittent lighting or animation devices. Pennants, streamers, lawn banners and other temporary signs shall be prohibited.

L. Fire Extinguisher Required: A portable fire extinguisher, Type 2A-10 BC minimum, must be mounted within easy reach of each fireworks stand, temporary or seasonal merchant.

M. City Sponsored Event Or Activity: This section shall not apply to fireworks stands, temporary or seasonal merchants participating in a City sponsored event or activity.



June 2008

AG/Poultry/2008-01pr

Housing Backyard Chickens

David D. Frame, DVM, Extension Poultry Specialist

Owning a small flock of chickens is increasing in popularity, particularly in areas where local ordinances prohibit larger domestic animals, but allow for birds and/or small animals. Chickens not only furnish a ready source of home-grown meat and eggs, but also provide great pleasure as exhibition stock and even as pets. The purpose of this fact sheet is to give an overview of basic housing principles for small flocks of chickens.

Objectives

Reasons for providing proper housing facilities for chickens include:

- Protection from predators;
- Protection from rain, snow, and other inclement weather;
- Protection from excessive heat and cold (i.e., moderation of extreme temperature changes); and
- Provision of feed and water space and nesting facilities.

General Considerations

Chickens are very adaptable and no single best way exists to house them. Creative architectural construction may even be considered in building a “designer” chicken house in order to enhance the backyard landscape. Regardless of ultimate design, the following practical considerations should be observed. The building must:

- Be large enough for proper air circulation (i.e. ventilation) but small enough to keep from getting too cold and drafty in winter;
- Allow 1.5 to 2.0 ft² (0.14 to 0.19 m²) floor space per adult chicken;
- Provide easy access to feed and water; and
- Provide nesting areas for hens in egg production.

Building Design

As previously mentioned, workable designs of chicken houses are highly variable and may even be extremely decorative in some cases. Many sites are available on the Web and in reference books that may help you in designing your facility. A few selected resources are listed here.

- **House design:**
 - o “How to Raise Chickens” by Christine Heinrichs. Voyageur Press. 2007.
 - o ISBN-13: 978-0-7603-2828-6
 - o Virginia Cooperative Extension: <http://www.ext.vt.edu/pubs/poultry/factsheets/designs.html>
 - o University of Minnesota: http://www.ansi.umn.edu/poultry/resources/housing_small-scale.htm
 - o Appropriate Technology Transfer for Rural Areas (Range poultry housing): <http://ceplacur.ucdavis.edu/files/46820.pdf>
 - o The Bantam Roost, “A Small Hen House”: <http://www.geocities.com/Heartland/Plains/4175/henhouse.html>
- **Energy management and solar heating concepts:**
 - o <http://www.ces.purdue.edu/extmedia/AE/AE-99.html>

Ventilation Basics

In order to provide a comfortable building for chickens, it is necessary to keep in mind a few basic concepts regarding ventilation:

- Warm air rises and cooler air, being heavier, settles to the floor. Adequate air circulation and exchange is necessary to keep different air temperatures from stratifying and air from becoming stale.
- Warm air holds more moisture than cold air. For every 18°F (10°C) increase in air temperature, its water-holding capacity doubles. This concept is important in managing potential moisture buildup, particularly in well-insulated, tightly-sealed chicken houses.
- Ventilation needs in summer are different than in winter. During summer, warm stale air must be removed, allowing fresh air to

enter and circulate. During cold seasons, only enough cold outside air should be allowed in for adequate air exchange. It is preferred to bring this air in from near the roof of the building which allows it to warm as it drops towards the floor. This colder air will warm (by the birds' own body heat and/or with additional heaters) and pick up moisture. A method must be available to vent this air from the building allowing the cycle to continue. (Refer to Figures 1 and 2 for summer and winter ventilation concepts.)

Figure 1. Concept of summertime ventilation.

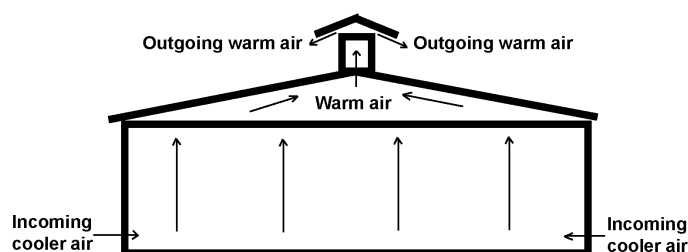
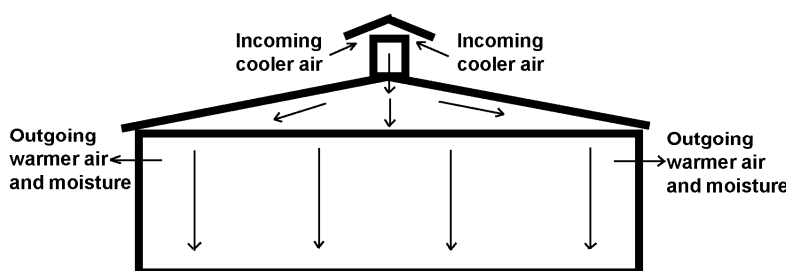


Figure 2. Concept of wintertime ventilation.



In small chicken houses, these factors can generally be sufficiently controlled without employing power ventilation (i.e. fans). The judicious and well-placed use of windows and vents will usually suffice. During summer, natural convection and/or gentle breezes will usually be adequate to drive air out the upper vents, or cupola, and bring in fresh air through windows or lower vent openings. Place upper vent openings on the side opposite of wind direction (i.e. leeward side).

Perches

Although not mandatory, it is usually a good idea to provide perches for your chickens. Perches will allow

birds to stay off the floor – particularly as they roost at night. Most breeds seem to enjoy spending time on perches. Manure will tend to accumulate in greatest concentration under the roost area, thereby helping to keep the rest of the bedding material in the house cleaner. A good rule of thumb is to allow 6 to 10 inches (15 to 25 cm) of linear perch space for each chicken housed.

Perches should be located in an area of the house that will not interfere with daily chores such as feeding, watering, and egg gathering. Construct the perches so they are removable or are hinged for lifting out of the way for easier cleanout of manure. It is worth the extra effort to build them right in the beginning – it will save

you a lot of time and effort during house cleanup. Perches should not be more than about 3 feet (0.9 m) off the ground; otherwise, there may be an increased tendency to bruise feet or cause egg rupture as the hens mount the roost. Plan at least 12 inches (30 cm) clearance under the perches; final height and dimensions will depend on individual building design and convenience of being able to clean out the manure underneath them.

Any suitable building material may be used to construct perches: 2 x 2 inch (5 x 5 cm) material with rounded tops is ideal. Space the perch bars 14 inches (36 cm) apart.

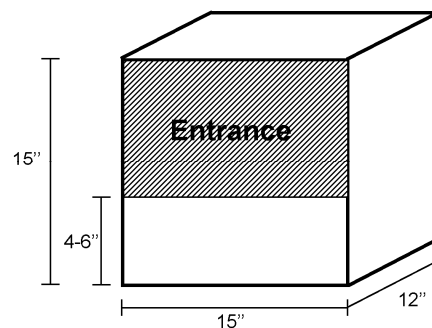
Nest Boxes

Nest boxes are essential furnishings of any hen house because she will seek a secluded place to lay her eggs. Properly constructed and maintained nest boxes provide a clean environment for laid eggs and facilitate gathering them. Also, nests make it easier to identify and remove “broody” hens. (A broody hen is one that has ceased laying eggs and desires to raise a clutch of chicks. She will remain in the nest box for prolonged periods, become territorial, and not allow entry of other hens needing to lay eggs.)

Again, there are no hard and fast rules for nest box construction. Commercial boxes are available from various retail sources or you may wish to construct your own. Nest box height and width should be 12 to 15 inches (30 to 38 cm); depth should be least 12 inches (30 cm). Figure 3 illustrates a generic nest box design that is functional for most applications.

- One nest box is required for each four to five hens.
- Place nest boxes no less than 18 inches (46 cm) off the floor.
- A front panel, 4 to 6 inches (10 to 15 cm) high, is necessary to provide seclusion and keep eggs from rolling out of the nest.
- A perch may be attached to each box, running parallel to the front of the box and located 6 to 8 inches out, to facilitate access.

Figure 3. Generic nest box design.



Predator Control

- Maintain a rodent control program around the poultry house. An excellent fact sheet on rodent control is found at <http://osuextra.okstate.edu/pdfs/F-8207web.pdf>
- When building the floor, integrate heavy-gauge wire mesh beneath the subflooring to discourage entrance of predators.
- Cover windows and vent openings with good quality poultry wire to keep out birds.
- Make sure doors and windows fit tight. Caulk and seal all cracks and crevices. Small rodents can gain entry through holes the size of a nickel or quarter.
- Keep the poultry house locked to discourage theft and uninvited visitors.

Additional Housing Considerations

- Allow adequate space within the structure for feeders and waterers. (Feeding and watering equipment not discussed in this fact sheet.)
- Position equipment for ease of cleaning, egg gathering, and general upkeep.
- Before beginning to build, consider anticipated high/low temperatures, potential snow load, other environmental conditions, and local ordinances.
- For specific recommendations in your area, contact your local county agent or Extension poultry specialist.

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Utah State University employees and students cannot, because of race, color, religion, sex, national origin, age, disability, or veteran's status, refuse to hire; discharge; promote; demote; terminate; discriminate in compensation; or discriminate regarding terms, privileges, or conditions of employment, against any person otherwise qualified. Employees and students also cannot discriminate in the classroom, residence halls, or in on/off campus, USU-sponsored events and activities.

This publication is issued in furtherance of Cooperative Extension work, acts of May 8 and June 30, 1914, in cooperation with the U.S. Department of Agriculture, Noelle E. Cockett, Vice President for Extension and Agriculture, Utah State University.

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission

From: Dan Jessop, Zoning Administrator

Date: June 12, 2023

Agenda Item: Public Hearing for a text amendment to Title 17 Chapter 33 Sign Regulations

Meeting Date	June 22, 2023
Application Type	Ordinance Text Amendment
Applicant	Kaysville City
Chapter Title Section	Title 17-33 Sign Regulations

1. BACKGROUND

On March 23, Planning Commission made a motion to have staff to look into, and bring back information to our Sign Ordinance to see if there should be any text amendments pertaining to the Scenic Byway SR 177. Since then we have completed hours of research calling or emailing many city or county jurisdictions to see what they have on their books for signs adjacent to scenic by-way designated roadways. Staff even put a query out through the Utah Chapter of American Planning Association listserv and did not receive any responses. All the contacts were Utah jurisdictions with designated by-ways from Logan to Moab.

What I found with research was every City, and County that I contacted used land use zoning to determine their sign heights and placement. The Scenic By-Way had no effect on the private property adjacent to right-of-way and sign regulations were the same whether the signs would be located on a scenic byway or otherwise. UDOT regulates everything within their right-of-way.

Staff believes that the preservation of view lies out west of the corridor and has included a provision to protect the view shed of Great Salt Lake. The beautiful lake and Antelope Island is the focus of the view preservation and protection. The east side of the West Davis Corridor the entire length through Kaysville is already developed and likely not the intention of Scenic Byway protection.

Staff believes there are benefits to having signs on the east side with enough height to display the availability of gas and pricing allowed by current zone. It would help generate business and in turn generate tax base. It would benefit travelers allowing time to exit so it would be of some safety aspect as well.

2. PUBLIC NOTICING AND PUBLIC COMMENT

A Public Hearing Noticed posted on June 9, 2023. To date, no comments have been received. However, earlier this year public hearings were held for changes to the sign code and comments were received during those hearings. Minutes from those meetings are attached.

3. RECOMMENDATION

Staff recommends the Planning Commission send a recommendation of approval to the City Council to the Text amendments to 17-33 Sign Regulations provided in attachments below. The Text amendments clean up some terms and do some housecleaning. Plus one clause that says no sign higher than 8' west side of corridor.

Staff also recommends the sign code remains the same for height and size requirements for adjacent private properties along corridor. Staff could not find any data to warrant ordinance change to what was already in place.

Findings for a recommendation of approval include:

- a. No substantive changes to the sign height are proposed.
- b. No best practices data have been found in Utah regarding sign heights along scenic byways.
- c. The General Plan is neutral on the proposed text amendment.
- d. Protection of Great Salt Lake view shed to the west will allow passersby to enjoy an unobstructed view.
- e. Development to the east of the scenic byway allows building heights which are equal to or higher than proposed sign height limits.
- f. Other findings from the Planning Commission.

Chapter 33 Sign Regulations

17-33-1 Purpose

17-33-2 Interpretation

17-33-3 Scope And Application

17-33-4 Definitions

17-33-5 Permit Required

17-33-6 Abatement Of Dangerous Signs

17-33-7 General Sign Provisions

17-33-8 Prohibited Signs

17-33-9 Signs Permitted By Zone

17-33-1 Purpose

This Chapter seeks to promote public safety, enhance and promote the unique identity of Kaysville City and help both residents and visitors in locating civic, cultural, and business entities within the City by regulating the use and construction of signs.

It is also the intention and purpose of this Chapter to promote short and long term civic beauty and order by establishing standards and regulations for sign design, location, size, type, compatibility, and aesthetics to create streetscapes of buildings and landscaping that are functional and attractive to both residents of Kaysville City as well as visitors.

17-33-2 Interpretation

The sign requirements contained herein are declared to be the maximum allowable and sign types not specifically allowed as set forth within this Chapter are prohibited. Where other ordinances are in conflict with the provisions of this Chapter, the most restrictive ordinance shall apply.

17-33-3 Scope And Application

Except as provided in this Title, a sign shall not be erected, raised, moved, placed, reconstructed, ~~extended~~, enlarged or altered, unless in conformity with the regulations herein specified. A non-conforming sign shall not be reconstructed, raised, moved, placed, extended or enlarged unless said sign is changed so as to conform to all provisions of this Title.

17-33-4 Definitions

In this Chapter the terms, phrases, words, and their derivatives shall have the meanings as stated and defined in this Chapter. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number. The word "shall" is always mandatory and not merely directory. Words not defined in this Chapter, but defined in this Title, shall be construed as so defined.

Alterations - Change or rearrangement in the structural parts or its design, whether by extending on a side, by increasing in area or height, or in moving from one location or position to another.

Building, Front Line of - The line of that face of the building or structure nearest the front line of the lot. This face includes sun parlors, bay windows, covered and/or uncovered porches whether enclosed or unenclosed, but does not include uncovered steps less than four feet (4') above grades and eaves overhanging less than two feet (2').

Building Line - A vertical surface intersecting the ground along a line at which the front of the building occupies the lot on which it is constructed.

Non-complying Sign or Sign Structure - A sign or sign structure or portion thereof lawfully existing at the time this Chapter became effective, which does not comply with all height, area, and yard regulations prescribed in the zone in which it is located.

Setback - The minimum distance that any portion of a sign or sign structure shall be from any street right-of-way line and yard line coterminous with a street.

Sign - Every advertising message, announcement, declaration, demonstration, display, illustration, insignia surface, or space erected or maintained in view of the observer thereof for identification, advertisement, or promotion of the interests of any person, entity, product, or service. The definition of sign shall also include the sign structure, supports, lighting system, and any attachments, ornaments or other features used to draw the attention of observers. This definition does not include any flag, badge, or ensign of any government or governmental agency erected for and used to identify said government or governmental agency.

Sign, "A" Frame - A movable sign constructed of plastic, metal or wood with two sides attached at the top so as to allow the sign to stand in an upright position.

Sign, Advertising - An off-premise sign.

Sign, Animated - Any sign or part of a sign which changes physical position by any movement or rotation or which gives the visual impression of such movement or rotation.

Sign, Area - The areas of a sign that are used for display purposes, excluding the minimum frame and supports. In computing sign area, only one side of a back-to-back or double face sign covering the same subject shall be computed when the signs are parallel or diverge from a common edge by an angle of not more than forty-five degrees. In relation to signs that do not have a frame or a separate background, sign area shall be computed on the basis of the least rectangle, triangle or circle large enough to frame the display.

Sign, Awning - A roofed structure constructed of fabric or metal placed so as to extend outward from the building providing a protective shield for doors, windows, and other openings with supports extending back to the building, supported entirely by the building.

Sign, Balloon - Advertisement supported by a balloon anchored to the premises where the advertised use is conducted, commodity sold or service performed.

Sign, Banner - A sign constructed of cloth, canvas, fabric, or other light material and designed to be displayed on an on-premise, ground sign or building wall for a short period of time.

Sign, Billboard - An off-premise sign.

Sign, Business - An on-premise sign.

Sign, Canopy - A roofed structure constructed of fabric or other material placed as to extend outward from the building providing a protective shield for doors, windows, and other openings supported by the building and supports extending to the ground directly under the canopy.

Sign, Changeable Copy (Automatic) - An animated sign on which the copy changes automatically on a lamp bank or through mechanical means.

Sign, Changeable Copy (Manual) - A sign on which copy is changed manually in the field, e.g., reader boards with changeable letters.

Sign, Construction - A sign identifying an existing or proposed development project which may contain the name of the project, and name and address of construction firms, architects, engineers, developers, etc.

Sign, Development - A sign identifying a proposed or newly constructed development advertising property for sale or lease.

Sign, Directional - A sign indicating direction to a specific use which the user has applied for and the City has determined there is sufficient need and benefit to traffic safety.

Sign, Electronic Message Center (E.M.C.) - A sign that is capable of displaying a changeable electronic message or image.

Sign, Flat - A sign erected parallel to and attached to the outside wall of a building and extending not more than twenty-four inches from such wall with messages or copy on the face side only.

Sign, Floodlighted - A sign made legible in the absence of daylight by devices which reflect or project light upon it.

Sign, Frame - A movable sign mounted on a frame.

Sign, Governmental - A sign erected and maintained pursuant to and in discharge of any governmental function, or required by law, ordinance, or other governmental regulation.

Sign, Ground - A sign supported by a fixed permanent frame or support in the ground, including monument signs.

Sign, Identification - A sign displayed to indicate the name or nature of buildings or uses other than commercial or industrial uses located upon the premises, e.g., schools, churches, hospitals.

Sign, Illuminated - A sign which has characters, letters, figures, designs or outlines illuminated by electric lights or luminous tubes as a part of the sign proper.

Sign, Interior - A sign located within a building so as to be visible only from within the building in which the sign is located.

Sign, Low Profile - On-premise, ground signs having a maximum height of four feet (4'), incorporated into some form of landscape design scheme or planter box.

Sign, Marquee - A permanent roofed structure designed to meet all provisions of the current International Building Code and other specifications as outlined in this Title. Where specifications as outlined in this Title are different from the provisions of the International Building Code, the more restrictive shall apply.

Sign, Menu Board - A sign which lists the meal items for sale.

Sign, Monument - An on-premise ground sign which is incorporated into the landscape or site features.

Sign, Name Plate - A sign indicating the name and/or occupation of a person or persons residing on the premises or legally occupying the premises, or indicating a home occupation legally existing on the premises.

Sign, Off-Premise - An advertising sign which directs attention to a use, product, commodity, or service not on the premises.

Sign, On-Premise - A sign which directs attention to a use conducted, product or commodity sold, or service performed upon the premises on which it is located.

Sign, Open House - An off-premise sign advertising real estate open for inspection.

Sign, Pedestal - A moveable sign supported by a column or columns in a base not attached to the ground, constructed of plastic, metal or wood, so as to allow the sign to stand in an upright position.

Sign, Political - A sign announcing, opposing or supporting a particular issue, political party or candidate for public office.

Sign, Projecting - A sign attached to a building or other structure and extending in whole or in part more than twenty-four inches (24") beyond any wall of the building or structure.

Sign, Promotional - A permanently attached changeable copy sign for the display of promotional items offered for sale on the premises. Includes track letter signs.

Sign, Property (Real Estate) - A sign related to the property upon which it is located and offering such property for sale or lease.

Sign, Public Necessity - A sign informing the public of any danger or hazard existing on or adjacent to the premises.

Sign, Right-of-Way - A sign installed by Kaysville City constructed of cloth, canvas, fabric, or other light material and designed or intended to be displayed across or over a public right-of-way for a short period of time.

Sign, Roof - A sign erected partly or wholly on or over the roof of a building, including ground signs that rest on or overlap a roof twelve inches (12") or more.

Sign, Service - A sign which is incidental to a use lawfully occupying the property upon which the sign is located and which sign is necessary to provide information to the public, such as direction to parking lots; location of rest rooms; sale of agricultural products produced upon the premises and which bear, as an incidental part of the sign, the name, address or trademark of persons furnishing such sign to the owner of the premises.

Sign, Snipe - A sign for which a permit has not been obtained which is attached to a public utility pole, light pole, service pole or supports for another sign.

Sign, Time and Temperature Device - Any mechanism that displays the time and/or temperature, but does not display any commercial advertising or identification.

Sign, Trailer - A sign mounted on a trailer or having wheels, displayed as an on-premise sign.

Sign, Vehicle - A sign on a vehicle not customarily and regularly used to transport persons or properties.

Sign, Wall - A sign that is either painted on a wall or its facing, or is painted in such a way that it gives the visual appearance of being painted on a wall or facing by not having a frame or separation from the wall or facing.

Sign, Window - A sign either attached to a window or door or located within a building so as to be visible through a window or door by people outside of the building.

Structure - Anything constructed or erected which requires location on or below the ground or attached to something having location on or below the ground, including signs but not including fences or walls used as fences which are six feet or less in height.

17-33-5 Permit Required

1. **Permits.** Except as provided in this Chapter, it shall be unlawful to display, erect, relocate, or alter any sign without first filing with the Building Official an application in writing and obtaining a sign permit. A separate permit shall be required for a sign or signs for each business entity, and a separate permit shall be required for each group of signs on a single supporting structure. In addition, electrical permits are required for electric signs. When a sign permit has been issued by the Building Official, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms or conditions of said permit without prior approval of the Building Official.
2. **Application for Permit.** The application for a sign permit shall be made to the **Zoning AdministratorCommunity Development Department**, on forms provided, by the owner or tenant of the property on which the sign is to be located, or authorized agent, or a licensed sign contractor. The application for a sign permit shall be accompanied by the following plans and other information:
 1. The name, address and telephone number of the owner or persons entitled to possession of the sign and of the sign contractor or erector.
 2. The location by street address of the proposed sign structure.
 3. A site plan and elevation drawings of the proposed sign, caption and colors of the proposed sign, and such other data as are pertinent to the application. The site plan shall include the proposed location of the sign in relation to the face of the building and to the boundaries of the lot on which it is situated.
 4. Plans indicating the scope and structural detail of the work to be done, including details of all connections, guy lines, supports and footings, and materials to be used.
 5. Application and required information for an electrical permit for all electric signs.
 6. A statement of valuation.
 7. Payment of the permit fees.
3. **Fees for Sign Permit.** Sign permit fees shall be as established ~~from time to time~~ by resolution of the City Council.
4. **Completion Date.** If the work authorized under a sign permit has not been completed within one hundred-twenty (120) days after the permit was issued, said permit shall

expire and become null and void, and there shall be no refund of any fee required by this Chapter.

5. **Sign permit not required.** The following do not require a sign permit:
1. The changing of the text or copy of permitted signs.
 2. The electrical, painting, or cleaning maintenance or repair of a permitted sign in accordance with the permit.
 3. "A" Frame signs.
 4. Banner signs.
 5. Construction signs.
 6. Government signs.
 7. Interior signs.
 8. Pedestal signs.
 9. Property (Real Estate) signs no larger than 6 square feet.
 10. Political signs.
 11. Public Necessity signs.
 12. Right-of-Way signs.
 13. Window signs.

These exceptions are not to be construed as relieving the owner of the sign from the responsibility of its erection and maintenance and its compliance with the provisions of this Chapter or any other law or ordinance regulating the same.

HISTORY

Amended by Ord. 21-07-03 on 7/15/2021

17-33-6 Abatement Of Dangerous Signs

If an unsafe or dangerous sign is not repaired or made safe within ten (10) working days after written notice is delivered to or sent by certified mail to the person having charge or control or benefit of such sign, the Building Official may at once abate and remove said sign and the person having charge, control or benefit of any such sign shall pay to Kaysville City the costs incurred in such removal within thirty (30) calendar days after written notice of the cost is delivered to or mailed to such person.

17-33-7 General Sign Provisions

1. **Signs to Conform with Other Codes and Regulations.** All signs shall conform with the provisions of the Uniform Sign Code, National Electric Code, and other codes duly adopted by or applicable in Kaysville City. If any provision of this Chapter conflicts with any provision of other codes, then the more restrictive provision shall apply.
2. **Traffic Hazard.** Signs shall not be erected at the intersection of any streets or driveways in such manner as to obstruct free and clear vision (see KCC 17-31-18); or at any location where by reason of the position, shape or color, it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal device, or make use of the

words "Stop," "Drive-in," "Danger," or any other words, phrases, symbol or character in such manner as to interfere with, mislead or confuse vehicle operators.

3. **Clearances.** Clearances shall be as specified in the Uniform Sign Code. Clearances over utility easements shall be a minimum of fourteen feet (14').
4. **Setbacks.** Unless otherwise specified, the setback for all signs shall be at least eighteen inches (18") from the property line as measured from the leading edge of the sign.
5. **Signs On and Over Public Property.** No sign shall be located on publicly owned land or inside a street right-of-way except signs required and erected by permission of an authorized public agency and "A" Frame, Pedestal and Projecting signs as allowed herein. Signs not permitted include, but are not limited to, handbills, posters, advertisements or notices that are fastened, placed, posted, painted or attached in any way upon any curbstone, lamp post, telecommunications pole, electric light or power pole, hydrant, bridge, tree, rock, sidewalk, or street. Projecting signs may project over public property up to three feet (3'), but in no case be closer than two feet (2') to the curb line or edge of street, whichever is more restrictive. Other signs may not project over public property.
6. **Lighted Signs.** A lighted sign shall not be installed which permits the light to penetrate beyond the property in such a manner as to annoy or interfere with the use of adjacent properties. Such lights alleged to violate the above by the adjacent property owners or Building Official shall be subject to ~~a public hearing before the Planning Commission~~ investigation as to the validity of the alleged violation. If such light is determined to be in violation, the owner of said light shall take appropriate corrective action as directed.
7. **Size Computation.** The following shall be used when calculating sign sizes: When more than one use occupies a lot, the frontage may be used to calculate the sign sizes for one total of a ground or projecting sign, not for each use. The total may then be divided between the uses. There may be any number of flat or wall signs provided their total does not exceed the percentage of wall area coverage allowed.
8. ~~Planning Commission/~~**Conditional Use Permits.** For a site that is five (5) acres or larger, the ~~Planning Commission~~dedicated Land Use Authority may consider an on-premise sign proposal that is less restrictive than regulations set forth herein. Such sign plans shall be considered a conditional use and a determination shall be made that the proposed sign exceptions are not in conflict with the purpose of this Chapter and are in architectural harmony with the development and other buildings and uses adjacent to the development.
9. **Maintenance of Signs.** All signs and advertising structures shall be maintained in a safe, presentable, and good condition including the replacement of defective parts, repainting, cleaning, and other acts required for the maintenance of said sign.
10. **Abandonment of Signs.** Signs not maintained as required in Subsection (9), or relating to a product no longer available for purchase or to a business which has moved, shall be removed within thirty (30) days of such unavailability, closure or re location. If an abandoned sign is not maintained and used within ten (10) working days after written notice is delivered to or sent by certified mail to the person having charge or control or benefit of such sign, the ~~Zoning Administrator~~Community Development Department may at once abate and remove said sign and the person having charge, control or

benefit of any such sign shall pay to Kaysville City the costs incurred in such removal within thirty (30) calendar days after written notice of the cost is delivered to or mailed to such person.

17-33-8 Prohibited Signs

Signs not specifically allowed by this Chapter are prohibited. The following signs are specifically prohibited:

1. Snipe Signs.
2. Off-premise signs, except Open House signs and Directional signs
3. Any sign over 8 feet tall in any zone located on the west side of SR 177.

17-33-9 Signs Permitted By Zone

Sign(s) paid for by applicant and installed only by Kaysville City subject to complying with the Kaysville City Directional Sign Policy. -sq. ft. maximum_6 ft. maximum — residential zones; 12 ft. maximum — other zones_3 ft. maximum when free standing_Installed by City only when approved

Each business occupying a separate space in the building and having a separate exterior building entrance may display one such sign while the business is open for business.

ZONE	SIGN	SIZE	HEIGHT	LOCATION	OTHER
All	Construction	32 sq. ft. plus 1 sq. ft. for each 10 ft. of frontage over 30 ft. to a maximum of 96 sq. ft. per development	12 ft. maximum	On private property	Sign must be removed within 30 days from final building or inspection that allows occupancy or when 100% of the facilities are occupied whichever occurs first.
	Directional			In City right-of-way	
	Development	32 sq. ft. plus 1 sq. ft. for each 10 ft. of frontage over 30 ft. to a maximum of 96	12 ft. maximum	On private property	Permitted use in all zones. Allowed on property that is under development for a new subdivision or has an active building permit. Only allowed in residential development on projects where there are 3 or more units for

		sq. ft. per development			sale/lease. Sign must be removed within 30 days from when 100% of the units/suites are occupied.
	Governmental				By government entity only
	Identification	36 sq. ft. maximum		Attached to main structure	Allowed with public or quasi-public uses. May be floodlighted, but not within 50 feet of a dwelling
	Interior				
	Low Profile	32 sq. ft. plus 1 sq. ft. for every 10 feet of frontage over 30 ft. to a maximum of 64 sq. ft.	4 ft. maximum	On private property and set back 6 ft. from property lines	One sign per street frontage and appropriately landscaped for the site. Conditional Permitted use in agricultural and residential zones. May be lighted by conditional use .
	Name Plate	1 sq. ft. maximum per use — residential zones; 3 sq. ft. maximum per use — other zones		Attached to main structure	
	Open House	3 ft. maximum; 2 ft. in view obstruction area	Within 1,000 feet of real estate open for inspection. On private property not closer than one foot to sidewalk or property line.	Only displayed from one hour before to one hour after the time the real estate is open for actual inspection and not more than 5 continuous hours. Not more than four signs per open house. Not more than	

				one sign on a parcel of property. Must have property owner's permission.	
	Political	32 sq. ft. maximum	6 ft. maximum	On private property and not closer than 10 ft. to a driveway	
	Property (Real Estate)	6 sq. ft. maximum — residential zones; 32 sq. ft. maximum — other zones	On private property	Shall be removed within 30 days after the property is sold	
	Public Necessity				By public agency only
	Service	sq. ft. maximum	On private property	May be lighted in GC, CC and LI zones	
Public Use (PU), Professional Business (PB), General commercial (GC), Central Commercial (CC), Light Industrial (LI),	Flat or Wall	25% of a wall area maximum	Not higher than building it is on	Attached to a building	Up to 40 sq. ft. may be promotional sign. Flat signs exposed to dwellings on adjacent property shall not be illuminated within 50 feet of such dwellings.
	Monument	32 sq. ft. plus 1 sq. ft. per every 5 ft. of frontage over 30 ft. to a maximum of 64 sq. ft.	5 ft. maximum	1 sign per frontage on private property.	The supporting structure of architectural detail of a monument sign is not calculated as sign area if the structure is incorporated into the surrounding landscaping design or with other structural or architectural aspects of the site. Architectural detail may extend beyond the 5 ft. height maximum

Health Care (HC)					by as much as 2 ft. and a horizontal distance of 2 ft. of the sign cabinet.
PU, GC, CC, LI	Banner	Limited to the difference between the size of the on-premise, ground sign, flat or wall sign and the size allowed.	Not higher than the sign or wall it is on.	On an on-premise, ground sign or building wall.	Shall only be displayed for up to one calendar year. Shall be maintained and kept in good repair.
	Menu Board	35 sq. ft. maximum	6 ft. maximum	Behind the front landscaped setback area on private property.	May be two (2) per site
	On-Premise, Ground	1.5 sq. ft. per foot of frontage, up to 300 sq. ft. maximum within 300 feet of I-15; 1.5 sq. ft. foot of frontage, up to 200 sq. ft. maximum within 3,000 feet of I-15, or within 1/2 320 feet of another Principal Arterial Street; 1.5 sq. ft. per foot of frontage, up to 120 sq. ft. maximum at other locations.	45 ft. maximum within 300 feet of I-15; 30 ft. maximum within 3,000 feet of I-15 or within 1/2 320 feet of another Principal Arterial Street <u>including the east side of West Davis Corridor (SR 177)</u> , 8 feet maximum at other locations.	1 sign per frontage on private property.	Up to 40 sq. ft. may be promotional sign. Illumination may be built into or attached to signs. more <u>More</u> than one sign on one parcel shall be separated by <u>at least</u> 100 ft. The base and structure of all on-premise ground signs beyond 300 ft. of I-15 shall be the same method of construction, style and design of the materials used in the construction of the building(s). The sign element shall be an integral part of the architecture and design of the site. The colors shall be subdued and unobtrusive. Signs with exposed metal supports or metal masking shall not be permitted.

PB, GC, CC, LI	Electronic Message Center (EMC)	Allowable EMC size shall not exceed 50% of total allowed sign size and not more than 75% of any sign cabinet.			EMC signs shall not cause glare or rapid blinking, nor be intensely lighted so as to create a nuisance or hazard to vehicular traffic, pedestrians, or adjacent properties. EMC signs shall be capable of being programmed to automatically dim according to ambient light conditions. Conditional use in zones where permitted. Allowed only as part of monument and ground signs. As part of the conditional use review the <u>Planning Commission designated Land Use Authority</u> may consider hours of operation, sign height, sign size, and/or setbacks from property lines.
GC, CC, LI	Animated				Conditional use
	Awning	% of wall area maximum		Attached to a building	May be lighted, but not within 50 feet of a dwelling
	Balloon			On private property	Conditional use for the period permitted <u>Temporary and only allowed for less than 30 days</u>
	Canopy		Structure limit in zone	Attached to a building	Must have building permit
	Marquee		Structure limit in zone	Attached to a building	Must have building permit
	Right-of-Way				
	Window				
GC, CC	"A" Frame or Pedestal	4 feet maximum width	6 feet maximum	On the private property on which the business is	

				located or in the area between the street curb or shoulder and the front lot line of the property on which the business is located, but not obstructing the roadway or pedestrian ways.	
	Projecting	32 sq. ft. maximum	Not higher than building it is on	Attached to a building	

HISTORY

Amended by Ord. 20-05-02 on 5/7/2020

Amended by Ord. 22-07-02 on 7/21/2022

Utah Scenic Byways and Cities

- 1. Logan Canyon National Scenic Byway (HWY 89)**
 - a. Logan City has no ordinance in sign code for scenic byway.
 - b. Garden City has no ordinance in sign code for scenic byway
- 2. Bear Lake Scenic Byway**
- 3. Ogden River Scenic Byway**
 - a. Huntsville no sign ordinance for byway
 - b. Eden has no business along the Ogden river N/A
 - c. Ogden (12th Street) N/A
- 4. Great Salt Lake Legacy Parkway Scenic Byway (67)**
 - a. Centerville they have the Shore Line
 - b. Bountiful has no ordinance in their sign code for scenic byway
 - c. Farmington
- 5. Mirror Lake Scenic Byway (150)**
 - a. Kamas no sign ordinance for the byway
- 6. Big Cottonwood Canyon Scenic Byway (190)**
 - a. Cottonwood Heights has no ordinance for sign specific to the scenic by other than a architecture review for parts of the main street with no extra height restrictions.
- 7. Little Cottonwood Canyon Scenic Byway (210)**
 - a. Cottonwood Heights no ordinance for the byway
- 8. Provo Canyon Scenic Byway (189)**
 - a. Provo has no scenic byway sign ordinance
 - b. Heber has no scenic byway sign ordinance
- 9. Nebo Loop National scenic Byway (132)**
 - a. Payson
- 10. Energy Loop: Huntington and Eccles Canyons Ntl. Scenic Byway**
 - a. Helper
 - b. Fairview
 - c. Colton
 - d. Huntington
- 11. Flaming Gorge- Unitas National Scenic Byway (191)**
 - a. Vernal has no ordinance in their sign code for scenic byway
- 12. Dinosaur Diamond Prehistoric Highway- Ntl. Scenic Byway**
 - a. Vernal has no sign ordinance for scenic byway
 - b. Duchesne
 - c. Moab
 - d. Green River
- 13. Dead Horse Mesa Scenic Byway (313) – land is BLM, NPS or State Parks; no ordinance**
- 14. Potash-Lower Colorado River Scenic Byway – land is BLM, NPS or State Parks; no ordinance**
- 15. Beaver Canyon Scenic Byway**
 - a. Beaver
- 16. Fish Lake Scenic Byway**
- 17. Capital Reef Country Scenic Byway**

- a. Loa
- b. Torrey
- 18. All-American Road: Scenic Byway 12**
 - a. Panquitch
 - b. Escalante
 - c. Boulder
- 19. Utah's Patchwork Parkway National Scenic Byway**
 - a. Parowan
- 20. Cedar Breaks Scenic Byway**
- 21. Markagunt High Plateau Scenic Byway**
 - a. Cedar City
- 22. Mount Carmel Scenic Byway**
 - a. Kanab
 - b. Springdale
- 23. Bicentennial Highway Scenic Byway**
 - a. Hanksville
 - b. Blanding
 - c. Monticello – does not have a scenic byway code
- 24. Indian Creek Corridor Scenic Byway**
- 25. Trail of the Ancient National Scenic Byway**
 - a. San Juan County – no byway ordinance
- 26. Kolob Fingers Road Scenic Byway**
- 27. Zion Park Scenic Byway**
 - a. Springdale

Centerville: Centerville Shoreland Commerce code:

Signing is to enhance the scenic qualities of the shoreland environment and shall compliment the signing style of the Legacy Parkway.

1. Business signing shall be simple and scaled to allow for sufficient identification of the operation or facility. The style, colors, and materials shall compliment the architecture and design of buildings associated with the sign.
2. Wall sign placement shall comply with CZC 12.54.140. Only Low-Profile monument style signs shall be allowed and shall also comply with CZC 12.54.140.
3. All business signs shall be prohibited within 150 feet of the Legacy Parkway and any major trail/pedestrian pathway system or 50 feet from any other major arterial road.
4. Sign copy shall consist of individual lettering and logos. Sign copy shall not be internally illuminated or animated. Electronic or changeable copy signs are prohibited.
5. Public, Highway, or local street signing shall be similar to the Utah Legacy Parkway Signage Program 2006, as amended. The program's design standards shall be used as a template for the design of all public, highway, or local street signs within the Shorelands Commerce Park District.

6. Informational or business location kiosks may be allowed in the public right-of-way signing program. Such signs shall conform to the public, highway, or local street program design standards and shall be scaled appropriately to maintain the image of the Shorelands Commerce Park District.

28.

MINUTES EXCERPT FROM JANUARY 12, 2023 PLANNING COMMISSION MEETING

4- PUBLIC HEARING FOR A TEXT AMENDMENT FOR A TEXT AMENDMENT TO TITLE 17 CHAPTER 33 SIGN REGULATIONS

Introduced by: Melinda Greenwood

Ms. Greenwood began by sharing that the city is working with a project that will be adjacent to the West Davis Corridor and 200 North where there is three acres of General Commercial zoned property. The project on the property will be 28-30 feet above the grade of 200 North. By amending Title 17 Chapter 33 it would increase the sign height allowance up to 45 feet which is similar to allowances along I-15. She shared other changes to be amended, including:

- Changing of the name Zoning Administrator to Community Development Department.
- No Planning Commission Public Hearing for lighted sign violations.
- Sign permit Conditional Use Permits won't come to Planning Commission.
- Changing conditional uses to permitted.

Staff is recommending that sign height allowances match what is allowed near the I-15.

Commissioner Lyon asked if there anyone in the county working on scenic byway designation or extending the scenic byway out off of Legacy Highway on the West Davis Corridor, because you can't have that kind of signage off a scenic byway.

Ms. Greenwood replied that she did not know about a scenic byway designation.

Commissioner Sommerkorn stated that Legacy Highway was put in as a scenic corridor to help with environmental preservation.

Commissioner Lyon said that Legacy was made a scenic corridor because of the lighting for birds and lighting on signs are not conducive to bird migration. Commissioner Lyon asked if there should be a scenic byway designated.

Commissioner Sommerkorn said that there was talk about putting that area into the scenic byway.

Ms. Greenwood said she would reach out to the City Engineer as well as the Public Works Director to see if they know since they have been involved from the beginning.

Ms. Greenwood mentioned the signage could be in the eastern most boundary of the property, which is about 450 feet east of the West Davis Corridor, so changing it to a scenic byway could change their signage plans on the project. She asked the Commissioners if they want to put a hold on the Public Hearing until there is an answer to their question or do a conditional recommendation.

Commissioner Branch said he would prefer to table the item and Commissioner Barrus said he would entertain a motion and made a motion to table this item until there is more information regarding the question posed by Commissioner Lyon. The motion was seconded by Commissioner Sundloff.

Ms. Greenwood suggested keeping the hearing open until the 26th of January or hold the Public Hearing at the next meeting.

Commissioner Sommerkorn suggested that staff advertise the Public Hearing again for the January 26th meeting.

Chair Barrus said that the Public Hearing would be postponed to the January 26th Planning Commission meeting and started the voting for the motion. The vote was unanimous in favor of the applicant. (5-0)

MINUTES EXCERPT FROM JANUARY 26, 2023 PLANNING COMMISSION MEETING

11- PUBLIC HEARING FOR A TEXT AMENDMENT TO TITLE 17 CHAPTER 33 SIGN REGULATIONS

Introduced by: Melinda Greenwood

Ms. Greenwood reminded the Commissioners that this item was discussed at the January 12, 2023 meeting when the question was raised about the West Davis Corridor and whether or not it is classified as a scenic byway. She informed the Commission that the West Davis Corridor will be a designated scenic byway extending from the current Legacy Highway connection north to the Antelope Drive exit. Staff confirmed that UDOT will not regulate any signage outside of their right of way. Due to the scenic byway designation, billboards wouldn't be allowed, but the regulations of signage on the West Davis Corridor outside of UDOT right of way or on privately owned property shouldn't be impacted.

Ms. Greenwood said no changes were made to the ordinance since the January 12th meeting and reviewed in short the proposed ordinance changes, namely allowing signage in proximity to the West Davis Corridor to 45' in height. She concluded saying recommends the Planning Commission send a recommendation of approval of the proposed text amendment for 17-33 Sign Regulations.

Commissioner Sommerkorn asked about the maximum height in a commercially zoned property under current sign regulation and said that signs along the highway.

Ms. Greenwood answered that 8 feet is the maximum height and the city's Major Street Plan street plan does not designate 200 North as principal arterial street.

Commissioner Sommerkorn asked if West Davis Corridor will be designated as major arterial or a principal arterial street.

Ms. Greenwood said that we could amend the sign code to increase the height or we can designate 200 North as a principal arterial street.

Commissioner Sommerkorn asked if the West Davis Corridor would be designated as a principal arterial and if so, that would allow 30 foot tall sign height, and isn't that high enough?

Chair Barrus opens up the public hearing to hear what the residents think.

Tavan Parker passed out a handout to staff and the Commissioners (see handout 1, 2, and 3 from packet). He began by sharing Legacy Parkway's history and implementation. He said the Legacy Parkway's master Plan stated the following: As part of the master Planning process, a model ordinance was drafted for cities to adopt to more tightly regulate signage, site design, architecture, lighting, fences and other features that could impact the parkway's natural and

scenic integrity. Mr. Parker also referred to The Nature Conservancy's webpage on their collaborative work with UDOT on this project. He summarized the information into 4 points.

- UDOT worked with the Nature Conservancy for 10 years planning how to construct this West Davis Corridor highway to best mitigate impacts to wildlife and the Great Salt Lake Shorelands.
- The Shoreland's Preserve has between 4 and 6 million birds visit, feed, and nest at the lake and its wetlands.
- Some of the mitigation plan agreed to lower the impact was to lower the profile of the highway, utilizing quiet pavement, and limiting lighting.
- UDOT has already been consulted about the commercial location and they would not be directly regulating cities for sign regulation off UDOT property.

Mr. Parker said he looked through all of the neighboring city ordinances along Legacy Parkway to review their sign regulations. He referred to Centerville, West Bountiful, Woods Cross, Farmington, North Salt Lake, Layton City, and Syracuse (see handout 3 for observations). He said that if Kaysville City were to make this change, Kaysville would be the only city along this entire Legacy? West Davis Corridor is a scenic byway and comparing a 4-lane scenic byway to and 8-10 lane major highway would be a shame.

Mr. Parker understands the initial thoughts behind wanting to change the sign regulation but he was hoping the Commissioners would recognize how much of an outlier Kaysville would be and join the other cities in protecting the wildlife and scenic integrity of this area.

Eric Strong wanted to talk about KCC 17-33-7 where it talking about lighted signs. If the business builds a tall sign the light is going to permeate further out if it is lit up. He hopes that if there is going to be a sign at the business that it is preferable that it is not shining in his bedroom window which backs up to lot 1. He said he feels that the taller the light, the worse his situation is going to be.

Tami Strong lives on Island Way and 200 North is her back yard. She said that all during construction of Westgate and the trucks dropping off dirt at the end of 200 North, she has not been able to use her back yard. She mentioned that when the construction for the road was going on the stadium lights come on for the workers starting at 7:00 pm working until 6:30 am so it felt like she was living in the middle of a stadium all night. She does not want to live the rest of her life with lights equally as bright shining into her bedroom.

Ed Davis passed out handout to the Commissioners (see handout 4 in the packet). Mr. Davis refers to his location to lot 1 and the unintended consequences that come with this type of project. He is not wanting to pick a fight, he just wants fair decisions made in behalf of the residents.

Jessica Simon read from Kaysville City's land use and zoning purposes. She said that she feels that if there are to be codes and ordinances for the sign to be 8 feet and that it is in line with what the purpose of the ordinances are right now.

Chair Barrus closed the public hearing.

Commissioner Sommerkorn referred back to his original comment of how the city is going to designate West Davis Corridor on our city map and is guessing that it will be designated at least a principal arterial which would allow for signs to go up to 30 feet. He wondered if the corridor is going to be a scenic byway if signs would need to be higher than 30 feet.

Commissioner Sundloff said that the recommendation of the Planning Commissioner holds weight with City Council and that 45 feet height is off the table and so is 30 feet.

Commissioner Lyon feels that we need to be aware of keeping signs and lighting down in that area not only for the residents but for the number animals and birds that fly in that area.

Commissioner Sundloff suggests an overlay for signage for the West Davis Corridor could help protect animals and residents.

Commissioner Keetch agreed with Commissioner Sundloff and Lyon on protecting the animals and the residents not sure how that looks to protect the wildlife while allowing for a sign to be seen from the road.

Commissioner Sundloff made a motion to table the sign ordinance with the direction to staff to create an overlay for the West Davis Corridor signage and make the maximum height much lower. Seconded by Lott. Vote was unanimous in favor of the motion. (6-0)

Commissioner Keetch asks staff to look into all the city signs that are along I-15 and Legacy Highway.

MINUTES EXCERPT FROM MARCH 23, 2023 PLANNING COMMISSION MEETING

6-PUBLIC HEARING TO CONSIDER AMENDING TITLE 17 CHAPTER 33 SIGN REGULATION OF KAYSVILLE CITY CODE

Introduction by Melinda Greenwood

Ms. Greenwood shared slides with pictures from Maverick in Centerville at Parrish Lane and Legacy Highway. The images showed distances, sign height, and visual perspective from the north and south bound lanes. She also shared an image of a 16 foot monument sign from a business in Kaysville and explained that it was more along the lines of what City Council was hoping for.

Ms. Greenwood explained the ordinance first came to Planning Commission January 12th were the item was tabled so that staff could look into questions about the West Davis Corridor being scenic byway. The sign ordinance was then brought back on January 23rd to Planning Commission to be discussed.

Ms. Greenwood said it was determined at the January 23rd meeting that the numbering in our Master Street Plan shows the number for Legacy as State Route 67 and West Davis Corridor will have a different number. The City Council in 2007 changed the street designation of Legacy Highway to State Route 67 making the West Davis Corridor an arterial road that would allowing the applicant to have a 30 foot sign.

Commissioner Allred asked if the State of Utah would allow for the logo signs on the scenic byway.

Commissioner Sommerkorn and Ms. Greenwood both said that those signs are not allowed on Legacy Highway.

Ms. Greenwood said with the agenda tonight and the discussion that the City was clearly establishing a pending ordinance regulation, and that this will give staff time to get the sign code revised the way we want it.

Commissioner Allred said that we do not have a definition of a corridor commercial logo sign or commercial logo highway sign and if not allowed then we don't need to have them. He also said that the code does not have a definition of a freestanding or poll sign.

Chair Barrus opened up the meeting to the public hearing.

Blake Montgomery would like the Planning Commissioners to consider making the Sign Code Ordinance require those on the scenic by way to not be allowed to have sign higher than 8 feet.

Clarissa Parker shared with the Commissioners that the sign at the Maverick and Parrish Lane in Centerville is 25 feet in height because of the proximity to I-15 and not to Legacy High Way. She

also stated that how the code is written it would only allow for an 8 foot monument sign for Kum and Go.

Ms. Parker asked Ms. Greenwood if the street designation has already been changed for the West Davis Corridor.

Ms. Greenwood said it would be appropriate for her to answer that question after the public hearing was closed.

Ms. Parker said she checked the Kaysville City Code that afternoon at 4:00 pm and stated that West Davis Corridor is not designated as a principal arterial street, Legacy Highway was, but not West Davis Corridor. She asked the Planning Commissioners to follow through with their original intentions for the sign height from a previous meeting.

Chair Barrus closed the public hearing.

Commissioner Sundloff read from State of Utah Code that says an application was vested upon being submitted and money paid. He continued saying that an applicant is vested unless the Land Use Authority on the record formally finds that a compelling countervailing public interest would be jeopardized by approving the application and specifies the compelling countervailing public interest in writing. He said having a 10-15 foot sign would not be a compelling countervailing public interest, however, citizens in the audience would disagree saying that it is a compelling countervailing public interest. By sharing this info, it gives the City Council an out if they are wanting a gateway entrance to Kaysville and not have a sign be that tall.

The second says that the applicant is vested the time they submit a complete application unless the municipality formally initiates proceedings to amend the municipalities land use regulations in a manner that would prohibit approval of the application as submitted. Commissioner Sundloff said this is another out for City Council.

Commissioner Sommerkorn thought a compelling countervailing public interest would be more where someone could lose their life if something wasn't changed or houses sliding off the mountain. He didn't think that the height of a sign would be a compelling countervailing argument.

An inaudible audience member asked for an answer to Clarissa Parker's question regarding the street designation.

Ms. Greenwood said that if it was the Chair's pleasure she could email both the residents the information as to why we are determining the street designation or she could answer the question this evening.

Ms. Clarissa Parker stood up from the audience seating and stated an email wasn't sufficient and that she wanted an answer now. Commissioner Sundloff said he wanted to hear the answer as well.

Ms. Greenwood explained her role and responsibility with processing applications submitted to the City. Her responsibility is remain unbiased by resident's opinions but to make decisions based on the Kaysville City Codes, state laws, case laws and the opinions of the City Attorney as well as staff who are subject matter experts. She shared an example of when there was an appeal on a conditional use permit last fall where city code was vague and ambiguous. She explained that state law and case law require us to err in favor of the applicant. Ms. Greenwood shared the history of State Route 67 and its relation to West Davis Corridor which is numbered as State Route 177. So West Davis Highway is classified as a major collector therefore a 30 foot tall sign is allowed.

Commissioner Allred agreed with Ms. Greenwood and said that one of her most important jobs is to keep the city out of court and that the city is following that rules on the books.

Commissioner Packer said that he has no problem passing this ordinance on to City Council.

Commissioner Allred made a suggestion to change the wall sign column verbiage.

Commissioner Sommerkorn asks what the street designation is of 200 North in Kaysville and Ms. Greenwood responded saying that it is a minor arterial street.

Commissioner Sommerkorn asked which streets are the major arterial streets in Kaysville and Ms. Greenwood responded those streets are I-15, US-89, and the West Davis Corridor (formerly known as State Route 67).

Commissioner Sommerkorn said that if it's not along a principal arterial or within a certain distance of a principal arterial in our code then a 30 foot sign is allowed. The on-premise and ground sign requirements in the PU, GC, CC and LI zones states that within 1,320 feet of a principal arterial it can be up to 30 feet tall as per the current ordinance.

Commissioner Allred made a motion to continue the ordinance for further discussion and motion was seconded by Commissioner Packer. The vote was unanimous in favor of the motion 7-0.